

AITCHISON RAFFETY



- Former Ambulance Station
- Prominent Position
- Garage/ Offices
- Site Area of circa 0.131 acres
- Four loading doors + Parking
- Available Freehold
- Would suit a number of uses (STPP)

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Former Ambulance Station, Chiltern Avenue , Amersham, Bucks, HP6 5AR

Rarely available town centre freehold

Approx. 3,047 Sq Ft (283.07 Sq M)

For Sale

Former Ambulance Station, Chiltern Avenue , Amersham, Buckinghamshire, HP6 5AR

Description

A rare opportunity to acquire a former ambulance station in a highly visible location just off Amersham town centre. The property comprises a two storey building, offering a combination of garage, office, and staff facilities, with potential for alternative uses (subject to planning).

Ground Floor - Garage space with a clear eaves height of approx. 3.25m, extending to 3.6m at full height.

First Floor - Former staff area including offices, WC's, showers and a kitchen.

Ground Floor Rear Annex - A self contained office/ storage area with separate access from the main building.

Parking - Small dedicated parking areas on both sides with a parking/loading area in front of the loading doors, providing convenient vehicle access.

Location

Amersham is a historic market town in the Chilterns, located 27 miles northwest of Central London and 9 miles northeast of High Wycombe. The property benefits from excellent transport links:

Prominent position fronting Chiltern Avenue, just off Woodside Road.

Walking distance to Amersham Train Station, served by the Metropolitan and Chiltern Lines, providing regular services into Central London.

Good local amenities and excellent road connections make this a prime location for a variety of uses.

Planning & Development Potential

The property is currently designated under 'Sui Generis' Use Class. Prospective purchasers will need to obtain planning consent for any change of use.

Business Rates

The current rateable value is £2,700 but a new assessment will be required subject to future intended uses. Interested parties are advised to verify the potential rates liability with the local authority.

Site Area

The site extends to approximately 0.131 acres, incorporating the hatched area to the front of the site. Parking to the left and right hand sides together with access to the rear annex area.



Three Bay Garage



First Floor Main Space



First Floor Offices/ Breakout Area



Front of Site with parking areas on left and right

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Rear Office/ Storage Area



Approx Site Plan

Floor Area

Ground Floor (Garages)	1,363 Sq Ft	126.62 Sq M
First Floor (Offices)	1,214 Sq Ft	112.78 Sq M
Ground Floor Rear (Offices)	470 Sq Ft	43.66 Sq M
Total	3,047 Sq Ft	283.07 Sq M

Floor areas have been measured on a Gross Internal Area basis.

Price

Offers in excess of £715,000.

Terms

The property is available Freehold and is ideally offered for sale on an unconditional basis.

VAT

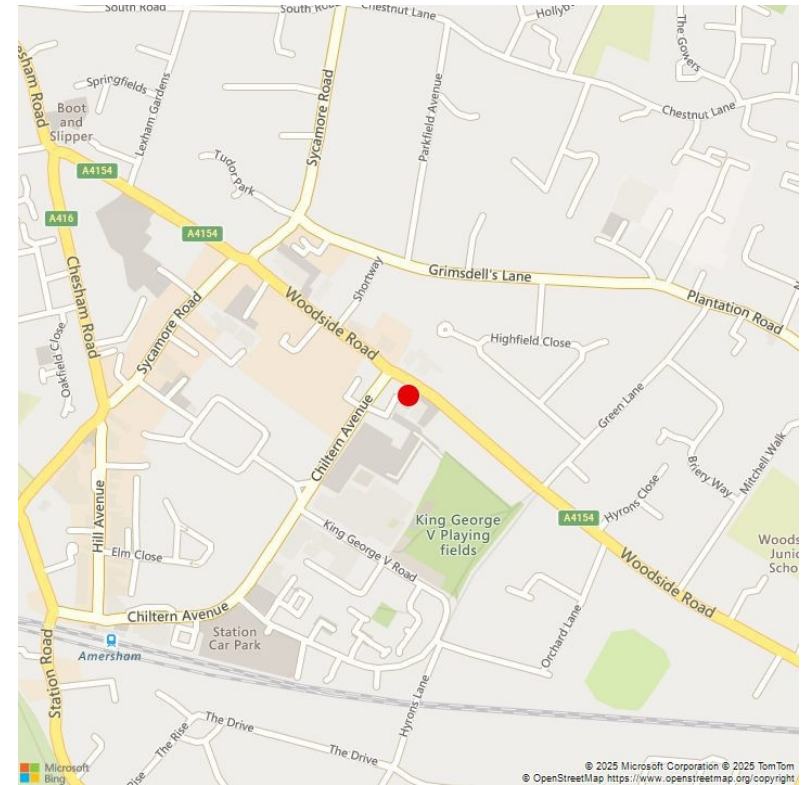
We are advised that the property is not elected for VAT.

Energy Performance Rating

Awaiting EPC.

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

By appointment only with sole agents Aitchison Raffety Connor Harrington 01494 480 870
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RAFFETY**



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We invest in people Silver



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