

# AITCHISON RAFFETY



- Former Ambulance Station
- Town Centre Location
- Garage/ Offices
- Site Area of circa 0.188 acres
- Four loading doors + Parking
- Additional income of £7,000 pa from telecoms mast.
- Would suite a number of uses (STPP).

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Former Ambulance Station , R/o High Street, Chalfont St. Peter, Bucks, SL9 9QA

Rarely available town centre freehold

Approx. 3,205 Sq Ft (297.74 Sq M)

## For Sale

# Former Ambulance Station , R/o High Street, Chalfont St. Peter, Gerrards Cross, Buckinghamshire, SL9 9QA

## Description

A unique opportunity to acquire a former ambulance station in the heart of Chalfont St Peter. The property comprises an L shaped building with a mix of garage workshop space together with office/ storage accommodation, offering significant flexibility for redevelopment or alternative uses (subject to planning).

**Workshop/ Garage** - Features a maximum floor to ceiling height of approximately 3.58m.

**Main Building** - Provides office, storage, breakout space, and welfare facilities, including WCs and showers.

**Site Area** - Approximately 0.188 acres, including the building, on site parking, and a telecommunications mast (highlighted in blue on the following page).

## Location

Situated in the centre of Chalfont St Peter, one of the largest and most sought after villages in the the Chilterns. The area benefits from excellent connectivity and is an affluent and highly desirable commuter location on the London Commuter Belt.

Less than three miles from the M25 (J16) and M40 (J1a), offering swift access to London and beyond.

Well-served by local amenities, schools, transport links, making it an attractive 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 the necessary planning consents for any change of use or redevelopment plans.

## Business Rates

The current rateable value is £14,000 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.



Garage Internal



First Floor Office



Kitchen/ Breakout Area

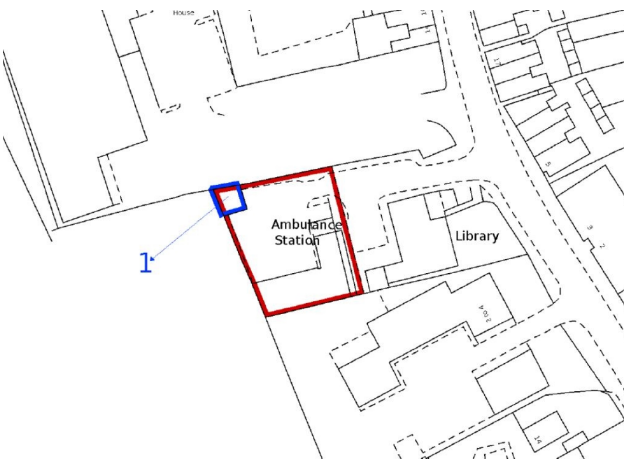


Site Car Park/ Garages

# Former Ambulance Station , R/o High Street, Chalfont St. Peter, Gerrards Cross, Buckinghamshire, SL9 9QA



Telephone Mast



Approx Site Plan

## Floor Area

Ground Floor Industrial	1,142 Sq Ft	106.09 Sq M
Ground Floor	857 Sq Ft	79.62 Sq M
First Floor	1,205 Sq Ft	111.94 Sq M
<b>Total</b>	<b>3,205 Sq Ft</b>	<b>297.74 Sq M</b>

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

## Price

Offers in excess of £675,000

## Terms

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

A telecommunication mast is located in the north western corner of the the car park. This is subject to a 10-year lease, expiring 24th October 2026, generating a current rental income of £7,000 per annum. The lease includes RPI linked rent reviews scheduled for October 2019 and October 2022, which have not yet been implemented. Further details are available on request.

## VAT

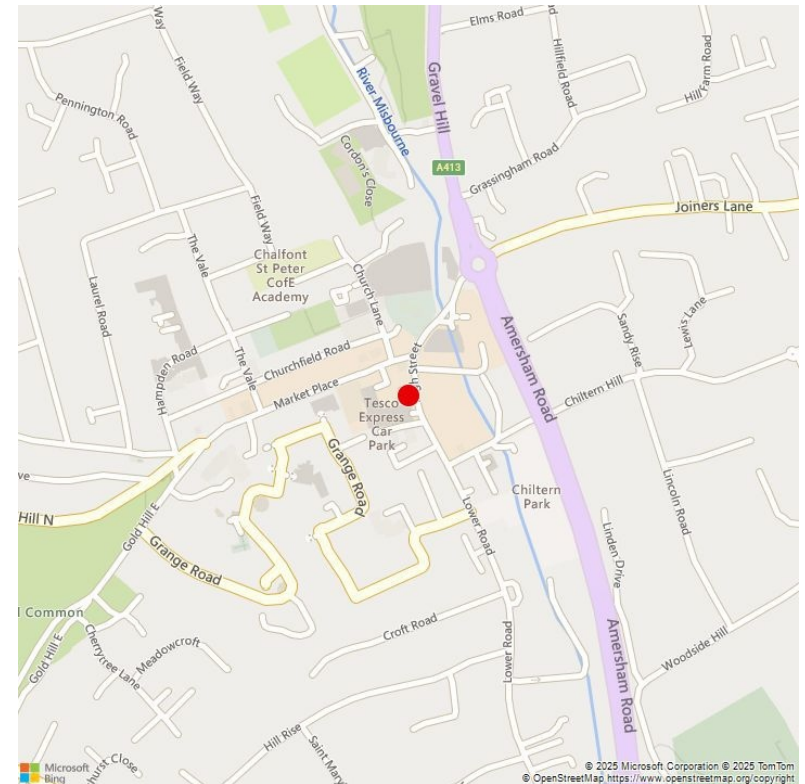
We are advised the property is not elected for VAT.

## 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  
 connor.harrington@argroup.co.uk  
 or Ian Archer 01494 480 870  
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