

35

# Ring o' Roses

01494 432539





35 High Street, Amersham, HP7 0DP

## FOR SALE

### Summary

- Service charge: 25% for external repairs
- Size: 531 sq ft
- Price: £395,000 - long leasehold sale of 999 years from 1997
- Rates payable: £9,072.50 per annum Potential for small business relief supplement
- Rateable value: £23,750

### Further information

- [View details on our website](#)
- [Microsite](#)

### Viewings and Further Information



Neave DaSilva  
07827 908926  
[nds@chandlergarvey.com](mailto:nds@chandlergarvey.com)

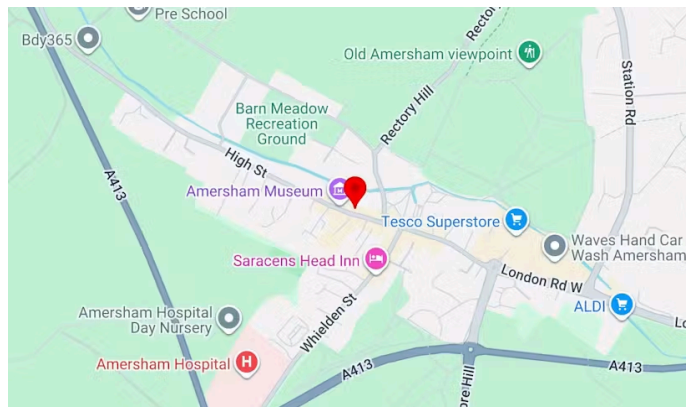


James Garvey  
07471996320  
[jg@chandlergarvey.com](mailto:jg@chandlergarvey.com)



Alan Chandler  
01296 398383 | 07831 372711  
[ac@chandlergarvey.com](mailto:ac@chandlergarvey.com)

[www.chandlergarvey.com](http://www.chandlergarvey.com)



### Description

Occupying a prominent position on the highly sought-after High Street in the heart of Old Amersham. The property offers a bright, welcoming and characterful retail environment, with natural light from its double-fronted display windows.

The property benefits from Prominent 5.5m double frontage onto the High Street, providing excellent visibility and display opportunities. Well-presented retail sales area, kitchen and WC facilities to the rear, combination of spot and strip lighting, attractive parquet flooring.

The long leasehold is for sale of 999 years from 1997, the business is also available for purchase.

The lease specifically excludes uses such as restaurants, takeaways, fish and chip shops, alcohol sales, pet shops, launderettes and auction rooms, helping to preserve the quality and character of the surrounding High Street.



### Location

The property is located in a prominent situation in Old Amersham, very close to market square and great restaurants, pubs and other shops.

Amersham is an attractive location and benefits from good road and rail links. Junction 2 of the M40 is 5 miles from the Town which provides access to the M25 and the rest of the national motorway network. Central London can be reached within approximately 37 minutes via the Chiltern Railway and the London Underground system.

### Terms

Long leasehold for sale of 999 years from 1997.

### Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.

### VAT

Not applicable







