

# FOR SALE - INVESTMENT



**31 High Street, Amersham, Buckinghamshire HP7 0DP**  
300 Sq Ft (27.87 Sq M)

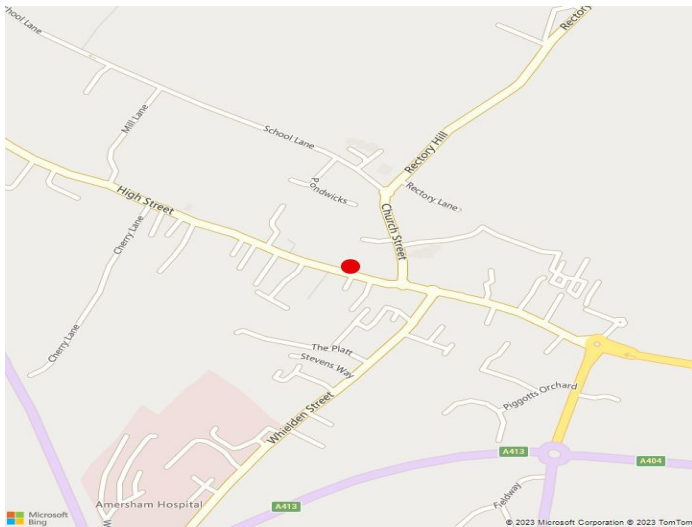
Guide price £295,000

**INVESTMENT FOR SALE**

- RARE OPPORTUNITY TO BUY LONG LEASEHOLD
- SET IN THE HEART OF HISTORIC AMERSHAM
- GRADE II LISTED

## Location

A charming Grade II Listed period accommodation conveniently situated in the heart of this historic Old Town popular with restaurants, cafes and specialist shops.



## Description

INVESTMENT - Grade II Listed, self-contained ground floor lock up accommodation comprising of mainly an open plan area with WC. The property does not include the upper residential parts.

This well presented ground floor shop is presented in very good condition throughout.



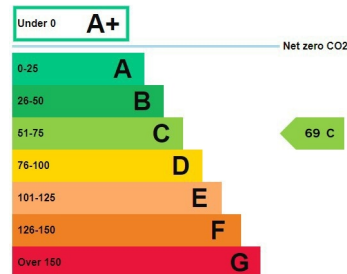
## Accommodation

Accommodation	sq ft	sq m
Ground Floor	300	27.87

## EPC

An energy performance certificate (EPC) is available upon request.

This property's current energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Price

£295,000 Guide price

## Terms

A 999 year lease from 28th March 1988. A ground rent of £25 per annum is payable.

The ground floor shop is currently trading as Ben Lawrence Ltd for a term of 5 years from 3rd February 2020 at a rental of £13,800 per annum exclusive.

## Legal Costs

Each party to bear their own legal costs.

## Viewings

Strictly by appointment through VDBM.  
toby.woodward@vdbm.co.uk 01923 845221

## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.