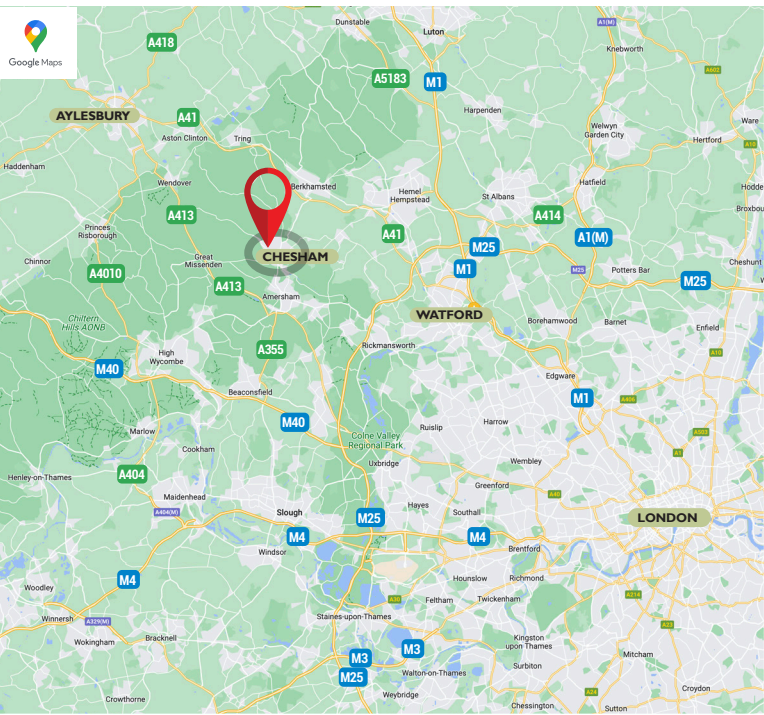


Units 2 & 3 Power House Chesham

LEASEHOLD

✔ Long Leasehold Offices ✔ Part vacant ✔ Producing £12,000 per annum

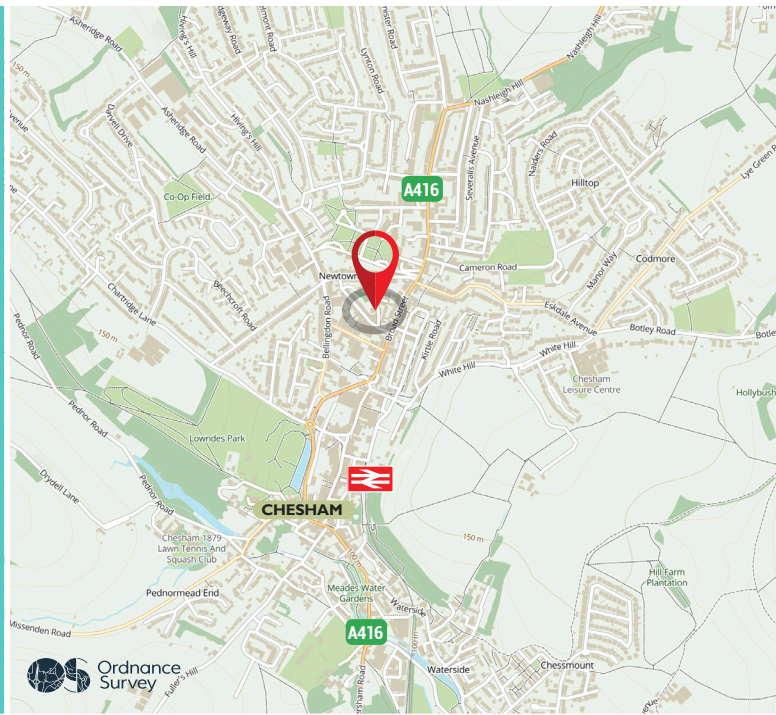


Location

The subject property is located within a former factory complex that has been sub-divided and split into smaller holdings. The property is part of Power House located on Higham Mead in Chesham.

The complex is to the rear of residential and commercial properties on the west side of Broad Street (A46) and to the northwest of residential property on Higham Road which runs northwest off Broad Street.

Chesham is a Buckinghamshire Market Town with a population of approximately 21,483 (2011 Census). It is 11 miles to the southeast of Aylesbury and 26 miles to the northwest of central London.



Accommodation

Floor area information has been taken from the Valuation Office Agency website and is as follows on a Net Internal basis:

Floor	Area	Sq Metres	Sq Feet
Unit 2			
Ground	Office	72.88	784
Ground	Kitchen	4.00	43
Mezzanine	Office	27.06	291
Ground	Office	10.09	109
Total Area (NIA)		114.84	1,237

Floor	Area	Sq Metres	Sq Feet
Unit 3			
(Bond Fitness)			
Ground	Office	54.60	558
Ground	Office	10.90	117
Ground	WC	0.00	0
Total Area (NIA)		65.50	705

Description

The property comprises a mainly single storey building of brick construction (part rendered) under a mono pitch roof clad with slate. The building has timber framed double glazed window units.

Internally the building is sub-divided into

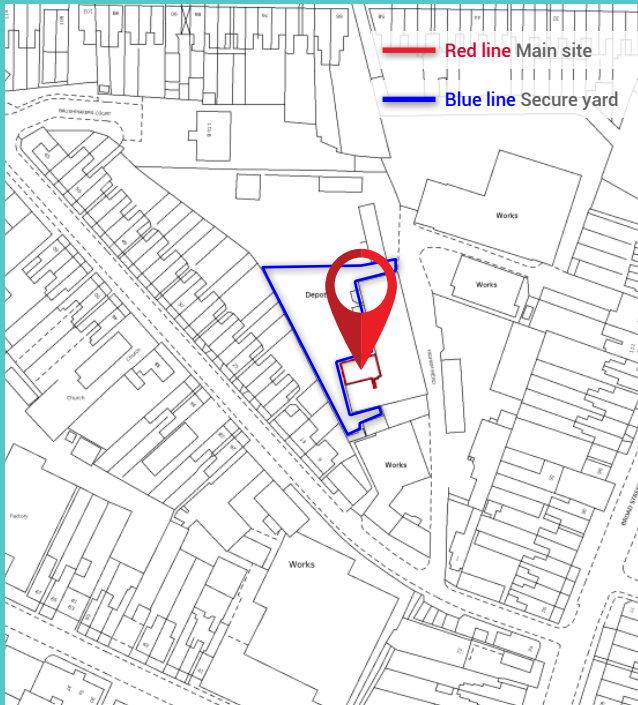
Unit 2 which provides mostly open plan office accommodation with a part mezzanine floor above. The internal specification is fairly modest and includes a mix of LED/Sodium spot/strip lighting, carpet tiles floors, and electric fired heaters throughout.

Unit 3 (occupied by Bond Fitness) provides a small open plan private gym, benefiting from suspended ceilings, box lighting and carpeted flooring throughout.

Parking is available with the property but limited to 2 – 3 vehicles. We understand that the total site area extends to circa 0.050 acres (0.020 Ha).



Site



Tenancy

Whilst Unit 2 is currently owner occupied and we are advised that vacant possession would be provided upon the completion of any sale. We understand that Unit 3 is currently let to Bond Fitness for from 1st October 2022 – 30th June 2023 on a rolling contract producing £12,000 per annum. We understand that the tenant has remained in situ. A copy of the lease can be provided upon request.

Tenure

The property is Long Leasehold under Title Numbers **BM322723** AND **BM322726**.

The property is held on a 999-year lease from 16th December 2005 made between Threshold Land & Estates Ltd (1) and Paul Michael Ramsell & Jacqueline Ruth Graven (2).

We understand that the rent is a peppercorn without review.

Planning

The property is in an area administered by Buckinghamshire Council, further enquiries regarding the properties planning history can be located on the **Wychavon council website**: <https://www.buckinghamshire.gov.uk/>

EPC

EPC information is available upon request.

Legal Costs

Each party is responsible for their own legal costs.

Terms

Offers in the region of **£260,000** are invited for the long leasehold interest, subject to contract.

Viewing and Further Information

Viewing strictly by prior appointment please contact:

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Anti – Money Laundering

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.

