

# FREEHOLD ROADSIDE INVESTMENT OPPORTUNITY - **FOR SALE**



**SITE approx 0.42acre / UNIT 7,099Sq.Ft. approx G.I.A.**

Pheasant Hill Garage

London Road

**CHALFONT ST GILES**

**Bucks**

HP8 4NN

**PROMINENT MOTOR DEALERSHIP & CAR SHOWROOM WITH WORKSHOP**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Gerrards Cross office 01753 889446



## Location

This property is prominently located in an affluent area just to the north of the village of Chalfont St Giles, Buckinghamshire in an elevated position on the northern side of the A413 London Road. This is a typically high traffic location with significant potential passing trade.

The A413 links Amersham to the north and Chalfont St Peter, Gerrards Cross and Junction 1 of the M40 / Junction 16 of the M25 to the south.

## Description

The premises comprise a detached car showroom with workshops to the rear on a corner plot of approximately 0.17 hectares / 0.42 acres. The accommodation is split level providing two floors of showrooms to the front with workshops and offices to the rear.

The workshop accommodation is accessed to the rear off Vache Lane. There is good onsite forecourt parking with approximately 27 display spaces fronting and accessed from London Road, with a further 17 parking spaces to the rear.

The property is potentially suitable for future alternative uses or residential / commercial redevelopment, subject to the necessary planning consents being obtained.

## Accommodation

	Sq. Ft.	M2
Ground Floor Showroom / WC's	1,359	126.23
First Floor Showroom / WC's	1,422	132.15
Reception / Parts Store	647	60.08
Workshops	3,178	295.22
Mezzanine Offices	372	34.60
External Workshop Changing Rooms / WC & Storage	121	11.27
<b>Total</b>	<b>7,099</b>	<b>659.54</b>

*Approx gross internal area (G.I.A.)*

## Investment Details

The property is let to CSG Motor Company Limited from 1<sup>st</sup> January 2017 for a 15 year term at a passing rent of £95,000 per annum, rising to £100,000 per annum on 1<sup>st</sup> January 2027. There is a mutual break clause on the tenth year of the term operable with a minimum of six months prior written notice.

The lease is inside the Landlord & Tenant Act 1954 Part II.

The lease is drafted on a full repairing and insuring basis. A copy of the lease is available on request.

## Terms

Freehold Price: £1,850,000 on an unconditional basis, subject to contract.

VAT is applicable to this sale.

## Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide various documentation such as company information, identification and proof of funds before the deal is completed.

## Business rates

The billing authority is Buckinghamshire Council

Rateable value: £68,000

We suggest the amount, and actual rates payable, are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs

Each part is to be responsible for their own professional and legal fees.

## Energy Performance Rating

D-100

**Viewing strictly by appointment with Joint Sole Agents Kempton Carr Croft and Duncan Bailey Kennedy**

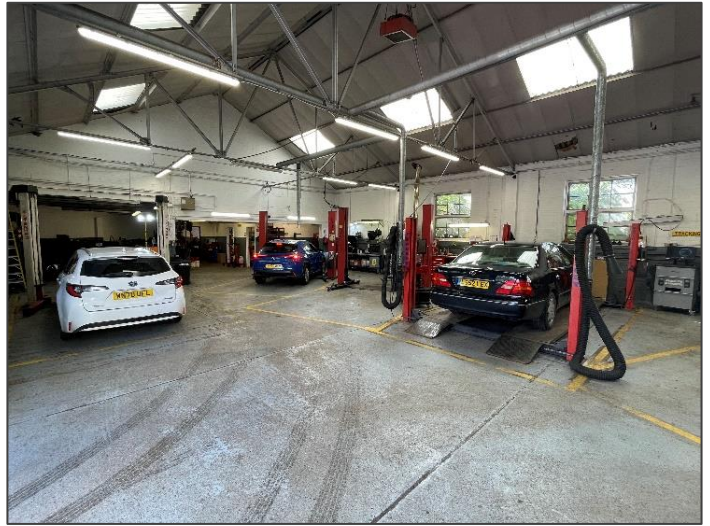


**Mitchell Brooks**  
[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)  
 07818 117021

**Luke Bennett**  
[luke.bennett@kemptoncarr.co.uk](mailto:luke.bennett@kemptoncarr.co.uk)  
 07385 467367

**Phillip Mawby**  
 Duncan Bailey Kennedy  
 01494 450951





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**Mitchell Brooks**  
[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)  
07818 117021

**Luke Bennett**  
[luke.bennett@kemptoncarr.co.uk](mailto:luke.bennett@kemptoncarr.co.uk)  
07385 467367

**Phillip Mawby**  
Duncan Bailey Kennedy  
01494 450951