

Shaw & Co  
ESTATE AGENTS



GUIDE PRICE

**£850,000**

**High Street**

Chalfont St. Giles, HP8 4QQ

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## PROPERTY SUMMARY

Freehold block consisting of a ground floor retail unit, which is currently vacant along with a self-contained 2 bedroom first floor residential flat. Currently let out on an Assured Shorthold Tenancy. The ground floor commercial has been recently refurbished and presented in very good order throughout, comprising of fully fitted kitchen, with appliances, counter with coffee shop equipment and table and chairs currently seating approx. 40-50 covers. The property is licensed as a restaurant/take away and benefits from an alcohol license. scl-land

2

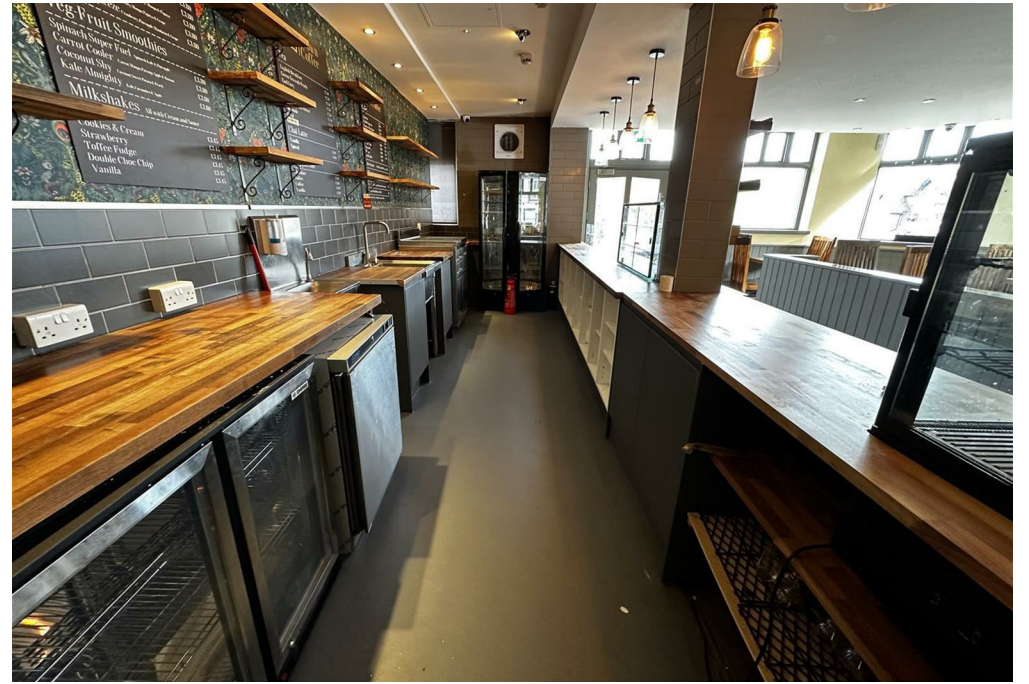


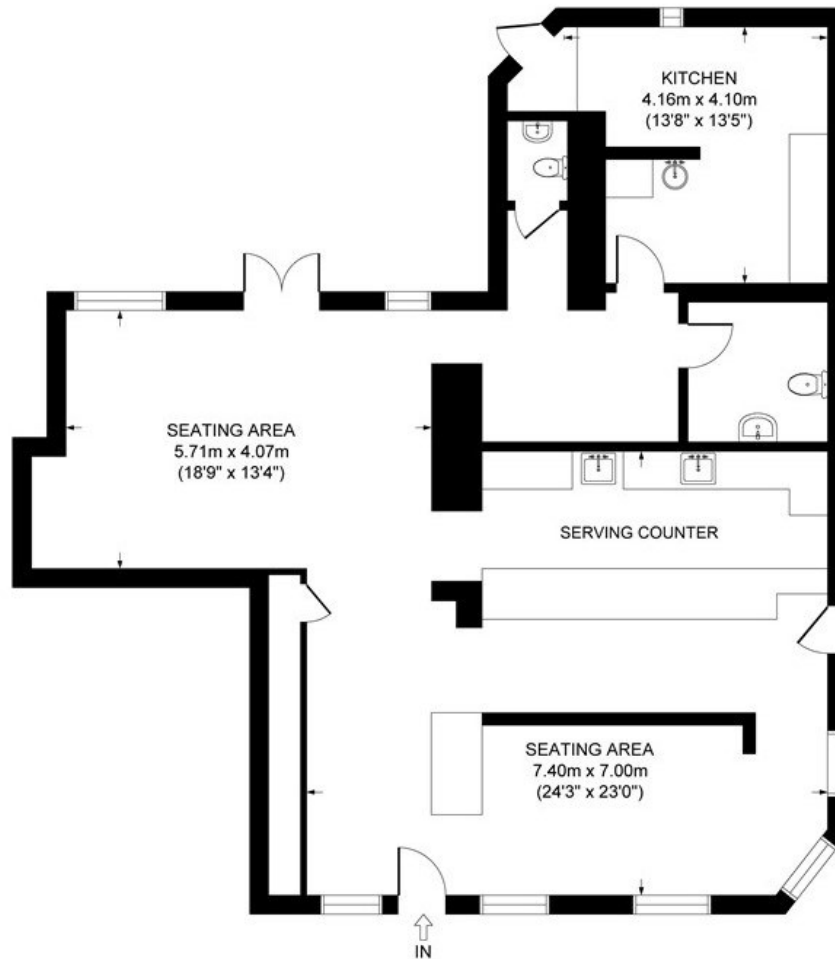
2



1







GROSS INTERNAL  
FLOOR AREA 1261 SQ FT

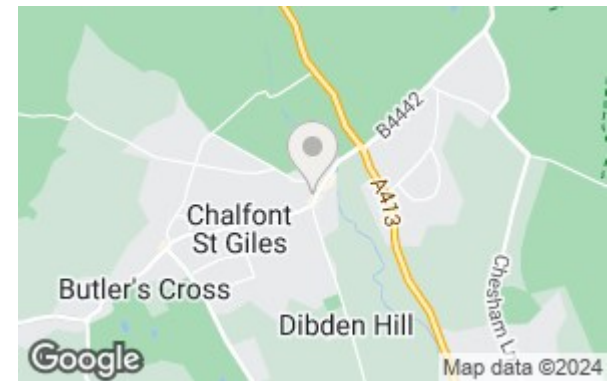
**LOCAL AUTHORITY**  
Buckinghamshire County Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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