



91 High Street, Amersham, Buckinghamshire. HP7 0DT

Guide Price £595,000 FREEHOLD

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Offered with vacant possession and no onward chain. An exciting Freehold opportunity to acquire a piece of history in Amersham's Old Town. Comprising of an attractive shop together with a most spacious 2/3 bedroom duplex apartment above.

Ground Floor Shop comprising: Shop floor | Kitchen or Store Room | Cloakroom | First floor duplex apartment comprising: 2 Bedrooms | Dressing Room/Bedroom 3 | Living Room | Dining Room | Kitchen | Bathroom | REF: KB-1250

THE PROPERTY: The light and characterful ground floor shop/ catering space features a glass shop front together with unique brick and flint feature walls. The rear of this area would be ideal for a counter or bar, facing ample room for tables. Towards the back of the ground floor is a convenient store room/ cold food preparation area, to support a coffee shop or tea room. Additionally, this commercial space includes a cloakroom for customers and staff. We also believe that the ground floor has the potential to be transformed into a residential living space, be it merged with the accommodation above or as a separate dwelling, subject to the usual planning consents.

Accessed via the rear of the building is the private entrance to a most spacious duplex apartment above. A staircase to one side leads to the first floor where you are greeted, by a spacious reception room leading to a further living room; both enjoy a high degree of natural light, creating a warm and inviting atmosphere. Also positioned off the landing is a good size kitchen with a range of oak fronted cabinetry and ample worksurfaces. There is also a well appointed bathroom suite. To the second floor are two principle bedrooms together with a versatile room that could be utilised as a bedroom, dressing room or a study.





SITUATION: The historic market town of Amersham enjoys an idyllic setting at the heart of the Chilterns. Within the town centre are a variety of renowned restaurants, cafes and bars together with boutique clothing shops. There is also a Tesco superstore within close proximity. The area is also noted for its excellent schools, with the property falling within catchment for St Mary's Primary and Dr Challoner's Grammar School. For the commuter, Amersham train station provides Metropolitan and Chiltern line services to London via Baker Street and Marylebone respectively. Whilst vehicular links to London and Heathrow can be accessed via junction 2 of the M40 (Beaconsfield) or M25 at junction 18 (Chorleywood), both of which are within 7 miles.

COUNCIL TAX: BAND E

BUSINESS RATES: £18,000.00 Per Annum

ESTIMATED RENTAL VALUE OF EXISTING FLAT: £1,400 - £1,600 PCM

EPC RATING: Flat: E / Shop: C



TENURE: Freehold

LOCAL AUTHORITY: Buckinghamshire Council

SERVICES: Mains electricity, Gas, Water & Drainage

DIRECTIONS: What3words: ///
signal.driven.custom

FOR ENQUIRIES QUOTE: KB-1250



Approximate Gross Internal Area
 Ground Floor = 59 sq m / 631 sq ft
 First Floor = 66 sq m / 709 sq ft
 Second Floor = 47 sq m / 507 sq ft
 Total = 172 sq m / 1,851 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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