

FOR SALE

FREEHOLD INVESTMENT WITH POTENTIAL



whozoo.

BUCKINGHAMSHIRE

 **20 Church Street, Chesham HP5 1HU**

Price **£450,000**



Property Type

RESTAURANT



Size

2,497 FT²



Tenure

FREEHOLD



Borough

BUCKINGHAMSHIRE



Planning Granted

NO



Existing Use

CLASS E/C3

Tenanted



NO

Local Train Stations



Chesham Underground (0.2 miles),
Amersham Rail (2.1 miles)
Amersham Underground (2.1 miles)

Local Amenities



St Mary's Church (0.1 miles)
Chesham Tennis & Squash (0.3 miles)
Wickes Chesham (0.5 miles)

VAT Applicable



YES

Rateable Value

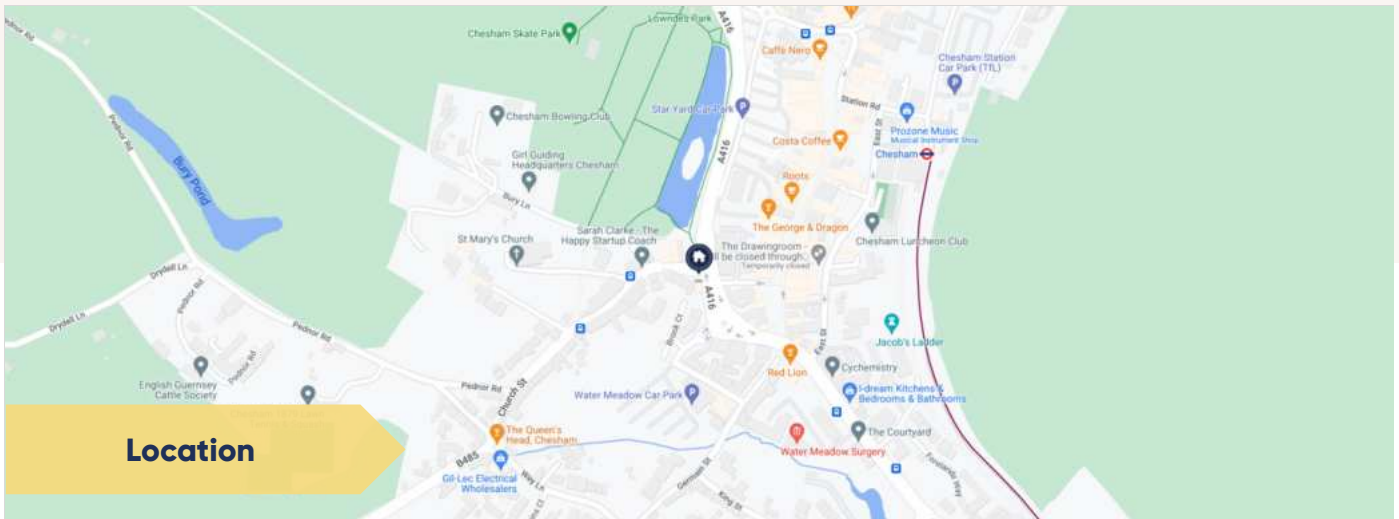


£8,500

EPC



E



Additional Information

A terraced freehold shop and uppers currently operating as a Chinese restaurant in the heart of Chesham. The restaurant has been operating for the past 20 years and is a well known and loved spot for the locals with a sitting capacity of 45 guests.

The restaurant operates across the ground floor spanning a total of 130m² (1,400sq ft.) made up of the serving areas, kitchen, storage rooms, staff chambers and public bathrooms.

The front facade of the freehold benefits from 2 separate entrances, one for the restaurant and one leading upstairs to the residential quarters. The 3 bedroom flat spans across 2 floors and has a combined size of 102m² (1,097 sqft) with 2 bathrooms and a flat roof terrace overlooking the main street.

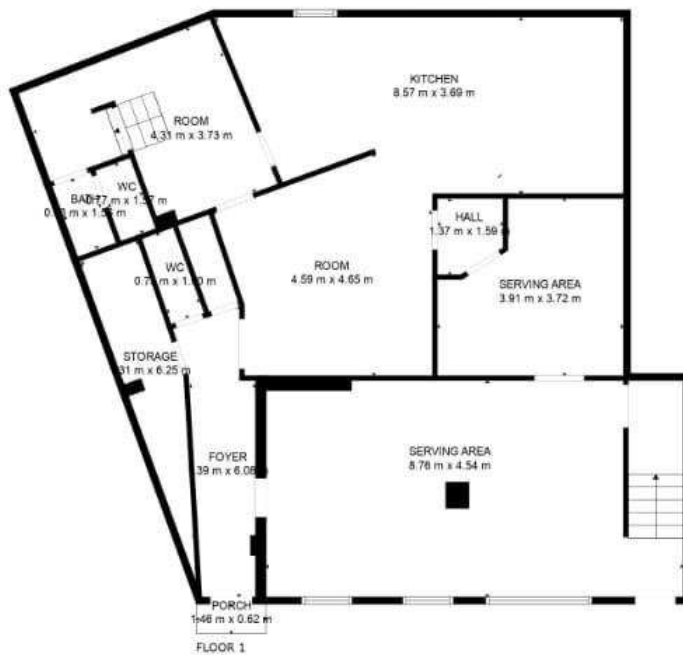
We identify a potential development opportunity to convert the restaurant into residential premises with new proposed floorplans portraying the possibility for 2 new flats and a restructure of the upstairs flat.

FLOORPLANS



FLOOR 2

FLOOR 3



FLOOR 1

TOTAL: 232 m²

FLOOR 1: 130 m², FLOOR 2: 79 m², FLOOR 3: 23 m²
 EXCLUDED AREAS: STORAGE: 6 m², PORCH: 1 m², LOW CEILING: 12 m²,
 ATTIC: 11 m², TERRACE: 37 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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