

# RETAIL & OFFICE INVESTMENT FOR SALE

7,121 sq ft (661.56 sq m)

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## SEYMOUR HOUSE, 60 HIGH STREET, CHESHAM HP5 1EP

### INVESTMENT SUMMARY

- Town centre location
- Walking distance to Metropolitan line station and shops
- Multi-tenanted to six occupiers with only one small office suite vacant
- Future residential development potential subject to planning
- Current income of £71,498 per annum rising to approximately £80,159 per annum when fully let
- Ground floor retail shop let to Helen & Douglas House Charity
- Upper parts and ground floor office suite let to 5 tenants
- Offers invited in excess of **£995,000** showing gross initial yield of 8.0%.

**VIEWING** | Strictly by appointment through this office with:

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## LOCATION

Seymour House is conveniently located in the main commercial heart of Chesham, close to the main shopping area The Broadway, public car parks, banks, restaurants and public houses. The property is within a couple of minutes' walk from Chesham Metropolitan Line station giving direct access to London (Baker Street) and the City.

Chesham is well located on the edge of the Chiltern Hills approximately 8 miles from the M25 which give fast access to the M1 and M40 motorways. Nearby towns include Amersham, Berkhamsted, High Wycombe and Hemel Hempstead.

## DESCRIPTION

The property comprises a lock-up shop fronting Chesham High Street with a rear entrance opening onto a central courtyard – a main pedestrian link between the main car park and Chesham town centre.

Above, there are two floors of office accommodation benefitting from separate toilets accessed via two main staircases.

## PRICE

Offers unconditional on planning are invited in excess of **£995,000**.

## TENURE

The property is to be sold freehold subject to the current occupational tenancies (please see attached Tenancy Schedule).

Ground floor retail ( <i>Helen &amp; Douglas House Charity</i> )	1,625sq.ft	£17,000 pax
First floor (rear) – <b>EAST</b> ( <i>SRL Accounting</i> )	902sq.ft	£9,242 pax
First floor (front) – <b>EAST</b> ( <i>VACANT</i> )	802sq.ft	<b>VACANT</b>
Second floor – <b>EAST</b> ( <i>MPiR</i> )	1,157sq.ft	£14,500 pax
Ground floor – <b>WEST</b> ( <i>GeoScience</i> )	626sq.ft	£8,250 pax
First floor – <b>WEST</b> ( <i>Biblio Products Limited</i> )	1,046sq.ft	£11,506 pax
Second floor – <b>WEST</b> ( <i>JC Dry Lining</i> )	963sq.ft	£11,000 pax
<b>Total:</b>	<b>7,121sq.ft</b>	<b>£71,498 pax</b>

## VAT

We understand the property is not elected for VAT.

## EPC RATING

The EPC rating for this property is D/97.

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## TENANCY SCHEDULE – Seymour House, 60 High Street, Chesham

### East Building

Accommodation	Sq.ft	Tenant	Lease Start Date	Expiry Date (break)	Landlord & Tenant Act	Rent pax	Rent Review	Notes
Ground floor retail	1,625	Helen & Douglas House Charity Shop	25.03.2019	24.03.2024	Inside	£17,000	None	
First floor office	902	SRL Accounting	Date to be confirmed	Date to be confirmed	Outside – Tenant break at 3 <sup>rd</sup> year	£9,242 3 yr average	3 <sup>rd</sup> year	About to complete. Occupy under a Licence currently. Tenant break only, 6 months' notice
Second floor office	1,157	Hello Communications	14.05.2018	13.05.2023 (13.05.2021)	Outside – 13.05.2021	£14,500		Tenant only break – 6 months' notice
First floor office	802	VACANT UNIT				£8,661		Rent guarantee provided from landlord for 2 yrs or until let

### West Building

Accommodation	Sq.ft	Tenant	Lease Start Date	Expiry Date	Landlord & Tenant Break Date	Rent pax	Rent Review	Notes
Ground floor office	626	GeoScience	06.09.2017	05.09.2019	Outside	£8,250	None	
First floor office	1,046	Biblio Products Limited	17.07.2016	16.07.2022	Outside	£11,506	None	
Second floor office	963	JC Drylining	09.11.2018	08.11.2023 (08.11.2020)	Outside	£11,000	None	Tenant only break – 6 months' notice