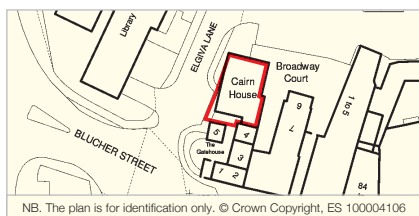


## Chesham

### Cairn House, Elgiva Lane, Buckinghamshire HP5 2JD

- **A Freehold Detached Office Building extending to Approximately 326.95 sq m (3,519 sq ft) GIA**
- **Total Site Area extending to 0.018 Hectares (0.046 Acres)**
- **To be offered with Permitted Development Consent for Conversion to Provide Five Residential Units comprising 4 x Two Bedroom and 1 x One Bedroom Units**
- **New Application for Permitted Development Submitted for Conversion to provide Eight Flats (Decision Pending)**
- **Prominent Town Centre location**
- **Total Current Rent Reserved **£27,500 per annum****



#### To View

Please contact Allsop by sending an email to [stuart.gayer@allsop.co.uk](mailto:stuart.gayer@allsop.co.uk) with the subject heading 'Viewing – Lot 115'.

#### Seller's Solicitor

Messrs Bude Nathan Iwanier  
(Ref: Mr Booky Dubiner).  
Tel: 0208 209 2454.  
Email: [bd@bnilaw.co.uk](mailto:bd@bnilaw.co.uk)

#### INVESTMENT – Freehold Building with Planning



#### Tenure

Freehold.

#### Location

Chesham is a market town in the Chiltern Hills, Buckinghamshire. The property is conveniently located in the town centre, opposite Chesham Library. A good selection of local shops is readily available along Broadway and High Street, including Sainsbury's and Waitrose supermarkets. Chesham London Underground Station (Metropolitan Line) is within a 3 minute walk to the south-east and affords fast services to Baker Street with an average journey time of approximately 45 minutes. The A41 is within a 10 minute journey to the north-west. Lowndes Park and the Chiltern Hills are readily available.

#### Description

The property comprises a detached office building arranged over ground and two upper floors beneath a pitched roof.

#### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

**Site Area Approximately 0.018 Hectares (0.046 Acres).**

#### Planning

Local Planning Authority: Chiltern District Council.  
Tel: 01494 732950.

Permitted development (Ref: CH/2017/1940/PNO) was granted on 27th November 2017 for "change of use from office (Use Class B1) to five residential units (4 x two bedroom, 1 x one bedroom)". A further application for permitted development (Ref: CH/2018/0101/PNO) has been submitted, for "conversion to provide eight residential units". Decision pending.

Floor	Accommodation	Approx GIA sq m (sq ft)	Terms of Tenancy	Current Rent £ p.a.
Ground Floor	Open Plan Office, Two Cloakrooms	123.23 sq m (1,326 sq ft)	Commercial FRI Lease for a term of 5 years from 7th September 2015 (1)	£10,500 p.a.
First Floor	Open Plan Office, Kitchen, Cloakroom	129.98 sq m (1,399 sq ft)	Commercial FRI Lease for a term of 5 years from 10th May 2016 (2)	£12,000 p.a.
Second Floor	Office	73.74 sq m (794 sq ft)	Commercial FRI Lease for a term of 5 years from 13th February 2015 (3)	£5,000 p.a.
		<b>Total</b>	<b>326.95 sq m (3,519 sq ft)</b>	

- (1) Outside the act with a mutual break on 6th September 2018 (already exercised by the Landlord).  
(2) Outside the act with a tenant break on 10th May 2019. (Tenant has signed an agreement to surrender on or before 6th September 2018. Please refer to the legal pack.)  
(3) Outside the act with a tenant break on any anniversary of the commencement of the lease.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.