



**6 WEEK COMPLETION**



**SITUATION**

In the heart of this pleasant Town Centre of Chesham, immediately adjoining the pedestrianised area. Chesham has an excellent range of multiple traders and is serviced from Chesham Station (Metropolitan Line) to Central London (approximately 1 hour) and with easy access to the M25, M40 and M1 motorways.

**PROPERTY**

An attractive **Period Grade II Listed terraced Building** with main tiled roof which was used as retail up until 1999 following which it was used for residential use.

**ACCOMMODATION**

**Ground Floor**

Gross Frontage 14'0"  
Area Approx 180 sq ft to incl fire place nook

**First Floor Flat**

Area Approx 222 sq ft

**Large Loft**

Not measured

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note: The property is in an unmodernised condition although some plumbing and plastering works had been started. In the Auctioneer's opinion, this would be suitable for modernising into A1, B1 or Residential Use, subject to obtaining any necessary consents.**



**Vacant Building**

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts