

Lot 13

1-4 Honey Yard, East Street &
3/3a High Street, Chesham,
Buckinghamshire HP5 1FE

***Guide: £530,000**
Residential Investment – 4 Flats let on AST's
6 week completion



SITUATION

Close to the junction with Market Square with frontages in both the pedestrianised High Street and Honey Yard, the latter of which is accessed directly off East Street, amongst a variety of multiple and independent retailers, less than 250 yards from Chesham Underground Station (Metropolitan Line).

Chesham is an attractive and popular commuter town located between Amersham to the south and Berkhamsted to the north enjoying excellent road access to the A41 via the A416, approximately 25 miles north-west of Central London.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** and a **Studio Flat** with separate rear access to **4 Self-Contained 1 Bed Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: Refer to Auctioneers for the floor plans and video tours of the flats.



£43,710 per annum

The Surveyors dealing with this property are
John Barnett and **Elliott Greene**

Vendor's Solicitors

Raymond Saul & Co LLP
Tel: 020 7480 5840 Ref: Raymond Saul
Email: raymond@rslaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Honey Yard Frontage



TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 1 Honey Yard, 1st Floor Flat	1 Bedroom, Living Room/Kitchen, Bathroom/WC Area Approx. 560 sq ft	Individual	1 year from 29th June 2018	£10,980	AST Holding Over. £1,222.50 Rent Deposit held.
No. 2 Honey Yard, 1st Floor Flat	1 Bedroom, Living Room/Kitchen, Bathroom/WC Area Approx. 614 sq ft	Individual	1 year from 24th May 2023	£11,880	AST £1,142.30 Rent Deposit held.
No. 3 Honey Yard, 2nd Floor Flat	1 Bedroom, Living Room/Kitchen, Bathroom/WC Area Approx. 570 sq ft	Individual	1 year from 20th August 2022	£11,100	AST Holding Over. £1,067.30 Rent Deposit held.
No. 4 Honey Yard, 2nd Floor Flat	1 Bedroom, Living Room/Kitchen, Bathroom/WC Area Approx. 689 sq ft	Individual	1 year from 28th September 2018	£9,600	AST Holding Over. A s.21 Notice has been served on the tenant requesting possession after 18th September 2023.
No. 3 Ground Floor Shop	Restaurant – Not inspected.	M. Akar, I. Akar & N. Akar (Poppins Restaurant)	999 years from 29th September 2016	Peppercorn	FRI
No. 3a Ground Floor Flat	Studio Flat – not inspected.	Individual	125 years from 29th September 2016	£150 (rising to £250 p.a. in 2041, £350 p.a. in 2066, £450 p.a. in 2091 & £550 p.a. in 2116)	FRI
				Total: £43,710	

¹Not inspected by Barnett Ross. Accommodation provided by Vendor and Areas taken from EPCs.