



Stonemead House

High Street, Chalfont St. Giles, HP8 4QA

RETAIL AND RESIDENTIAL INVESTMENT FOR SALE

541 to 919 sq ft
(50.26 to 85.38 sq m)

- Retail Unit 1 - 919 sq ft Let on 5 year lease from August 2024
- Retail Unit 2 - 541 sq ft Let on 5 year Lease from August 2024
- 2 x 2-bedroom flats both let on short term agreements
- Central location within the centre of Chalfont St Giles

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Summary

Available Size	541 to 919 sq ft
Price	Offers in the region of £685,000
VAT	Not applicable
EPC Rating	Upon enquiry

Description

The property comprises an attractive two-storey brick-built building arranged as two ground floor retail units with separate rear access leading to two self-contained flats on the first floor. Both retail units feature prominent display frontages onto the High Street, offering excellent visibility and natural light. Each unit includes WC and kitchen facilities, with rear access to a courtyard area suitable for refuse and storage.

There is a central entrance leads to a refurbished hallway providing access to the rear staircase, which in turn serves the two first-floor flats.

Flat 1A – A well-presented two-bedroom flat featuring one ensuite bedroom, a family bathroom, and a modern open-plan kitchen/living area.

Flat 2A – A well-maintained two-bedroom flat comprising one ensuite bedroom, separate bathroom, fitted kitchen, and lounge.

Both flats benefit from electric heating, double glazing, and bin storage within the rear courtyard.

Shop 1 (Willows Hair): Let on a 5-year lease from August 2024 at £13,500 per annum.

Shop 2 (Rennie Grove Hospice): Let on a 5-year lease from August 2024 at £13,500 per annum.

Flat 1A: Let on a short-term agreement at £12,600 per annum.

Flat 2A: Let on a short-term agreement at £12,600 per annum.

Total current income: £52,200 per annum.

Location

Situated in a prime position in the heart of Chalfont St Giles High Street, directly opposite The Green, the property is surrounded by a mix of independent boutiques, national retailers, cafés, pubs, and restaurants.

Excellent transport links provide easy access to London via the A413 Amersham Road, with nearby stations at Seer Green & Jordans, Chalfont & Latimer, and Amersham offering direct services to London Marylebone and the Metropolitan Line underground network.

Terms

Freehold investment sale

EPC

Shop 1 - D83

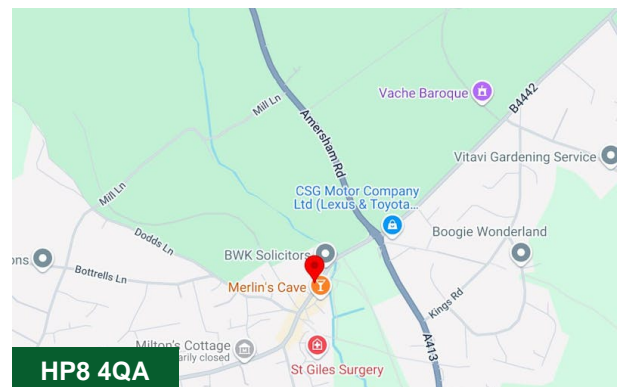
Shop 2 - B50

Flat 1A - E47

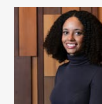
Flat 2A - E47

Money Laundering Regulations and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.

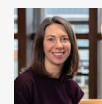


Viewing & Further Information



Neave DaSilva

01494 796054 | 07827 908926
nds@chandlergarvey.com



Joanna Kearvell

07887 793030
jk@chandlergarvey.com