



**AITCHISON
RAFFETY**



- Impressive Grade II Listed buildings dating from 1712
- Two detached buildings
- Self-contained
- Ample private parking
- Attractive grounds of 4.7 acres including a lake
- Character features
- Suitable for a variety of class E uses or others uses subject to planning

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The Bury, Church Street, Chesham, Buckinghamshire, HP5 1JE

Detached Offices, Class E Use with Excellent Parking

Approx. 2,336, 9,713 or 12,334 Sq Ft (217 - 1,145.83 Sq M)

To Let

The Bury, Church Street, Chesham, Buckinghamshire, HP5 1JE

Description

The building comprises 2 Grade II listed buildings dating from around 1712 all within an attractive private estate of approx 4.7 acres including a lake. The property is made up of the original older building, The Bury, together with a linked building known as The Annexe and a separate more modern detached building known as The Stables.

Location

The building is in the old town of Chesham, within a short walk of all town centre amenities

Train Station	0.5 miles
A41	3.9 miles
M25 (J18)	7.0 miles
Watford	15.3 miles
High Wycombe	10.9 miles
Central London	30.0 miles

Floor Area

The Bury, Main House Ground Floor	3,037 Sq Ft	282.14 Sq M
The Bury, Main House First Floor	3,381 Sq Ft	314.09 Sq M
The Bury, Main House Second Floor	662 Sq Ft	61.5 Sq M
Annexe Ground Floor	1,152 Sq Ft	107.02 Sq M
Annexe First Floor	1,283 Sq Ft	119.19 Sq M
Annexe Second Floor	198 Sq Ft	18.39 Sq M
Stables Office Ground Floor	1,437 Sq Ft	133.5 Sq M
Stables Office First Floor	899 Sq Ft	83.52 Sq M
Total	12,334 Sq Ft	1,145.83 Sq M



Annexe



Main House & Front Terrace



Stables Office



Reception

The Bury, Church Street, Chesham, Buckinghamshire, HP5 1JE



Ground Floor Office The Bury



Main Meeting Room The Bury

Rent

Main House and Annexe	£150,500 per annum
Stable Block	£39,750 per annum
Total Rent as a whole	£190,250 per annum

Terms

The entire complex is available to be let to one tenant on a new lease for a term to be agreed although consideration may be given to leasing The Stable separately. Any lease is to be excluded from the Landlord & Tenant Act 1954 security of tenure

Business Rates

From the VOA website there is a single assessment for the main house, stable and annexe, as well as 2 other assessments for individual suites.

The total assessments at present are £82,975 resulting in rates payable of circa £42,483 for 2023-24 although these may need reassessment and tenants are advised to obtain their own advice.

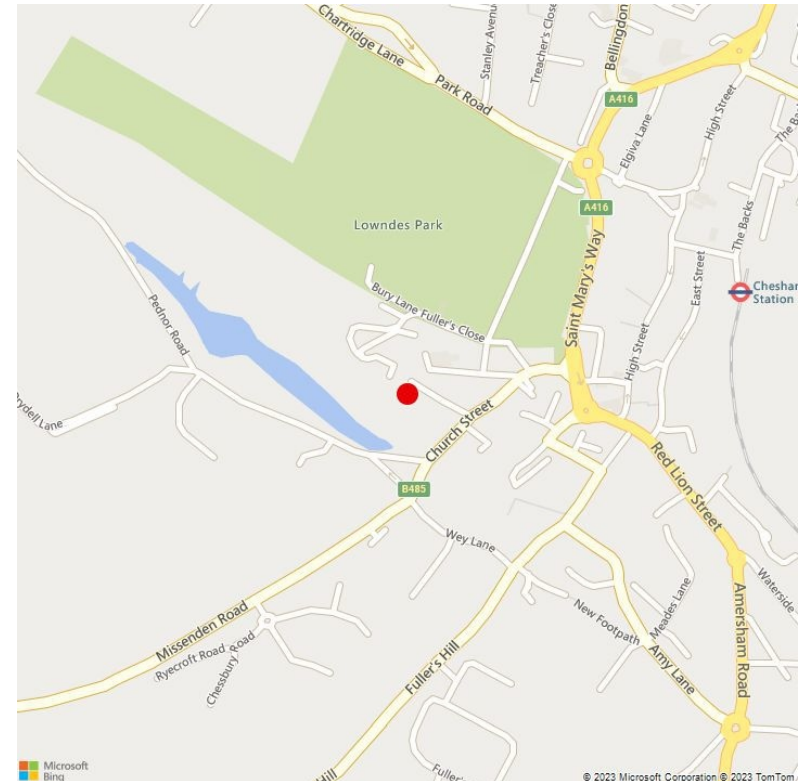
VAT

There is no VAT payable on this property

EPC

Main House & Annexe - Band E-108

Stables - Band D-96.



Viewings

Strictly by appointment via the
soles agents - Aitchison Raffety
01494 480870
ian.archer@argroup.co.uk or
connor.harrington@argroup.co.uk

**AITCHISON
RAFFETY**

www.argroup.co.uk



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We invest in people Silver



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