



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



7 Market Place, Chalfont St Peter, Gerrards Cross, Buckinghamshire. SL9 9EA.

£550,000 Freehold

## FREEHOLD INVESTMENT - BUSINESS NOT AFFECTED ...

An opportunity to purchase an established freehold building measuring 1884 square feet (175 sqm) in total and comprising of a ground floor retail unit with two, one bedroom apartments above. One of the apartments is empty and included in the sale, the other apartment has been sold off. The property is situated in the heart of the bustling and affluent Village of Chalfont St Peter within easy access of all transport links.

The retail unit currently pays a rent of £18,000 per annum and the one bedroom flat above would let for a rent in the region of £12,000 per annum. Therefore giving a total potential annual income of £30,000 per annum which represents a potential gross yield of 5.45%.

Legal Costs are to be borne by each party.

The freehold building also offers the opportunity for further residential development. The first floor of other properties along this parade have been extended to create multiple flats and /or buildings at the rear of the property. Demand for one bedroom apartments is extremely high whether they be for sale or rent.

The property is situated within the heart of Chalfont St Peter Village centre. A variety of local shopping facilities, M & S Food Hall, Costa Coffee, Doctors Surgery and local transport links will be found in the village. Chalfont St Peter Infant School, Academy and Community



College are all also within walking distance.

Gerrards Cross is situated approximately 2.0 miles away, providing a wider range of shopping facilities and Mainline station with trains into Marylebone in approximately 22 minutes. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area.



**Important Notice**

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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Chalfont St Peter Buckinghamshire SL9 9EA

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## 7 Market Place

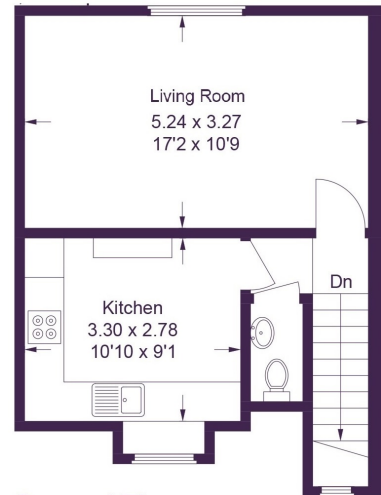
(RETAIL UNIT)

Approximate Gross Internal Area  
Ground Floor = 70.9 sq m / 763 sq ft  
First Floor = 19.6 sq m / 211 sq ft  
Second Floor = 33.7 sq m / 363 sq ft  
Total = 124.2 sq m / 1,337 sq ft



## 7A Churchfield Road

(APARTMENT FOR SALE)



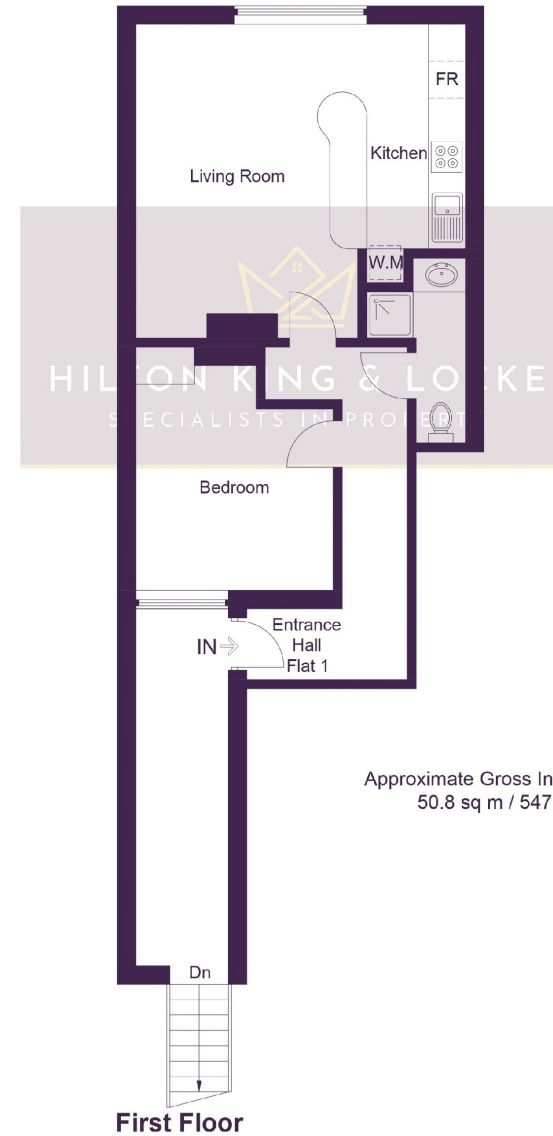
Second Floor



First Floor

## 7B Churchfield Road

(APARTMENT SOLD OFF)



Approximate Gross Internal Area  
50.8 sq m / 547 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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