

# FOR SALE



71-99 WATERSIDE  
CHESHAM  
HP5 1PE

## UNIQUE TOWN CENTRE SITE

- Approx 8,947 sq ft
- 0.25 acre site
- Potential for redevelopment
- Offers in excess of £1.5m



LOCATION

Located close to Chesham town centre.

Chesham is an affluent town located in the Chilterns. Chesham has good communication's both via the road and rail networks. Chesham Train Station is within walking distance serving the Chiltern and Metropolitan lines. Both the M40 and M25 Motorways are within 15 minutes driving distance.

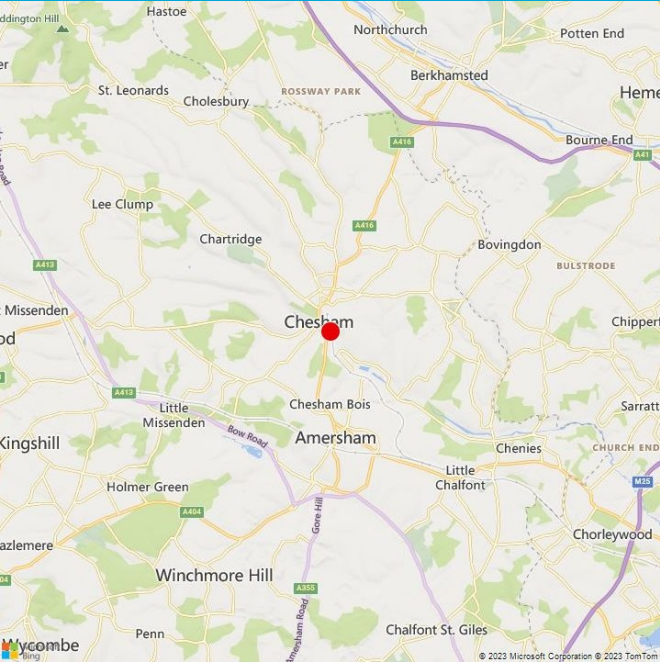
DESCRIPTION

71-79 Waterside and 99 Waterside are two buildings located on approximatly 0.25 acres of land with onsite parking.

71-79 Waterside has been refurbished to a good standard and has mostly recently housed a number of charitable uses. Mostly office use, however the site also has a large professional kitchen and a large studio on the ground floor for pilates and similar uses.

99 Waterside has most recently been used for storage and Chesham Boxing Club. The building is in need of extensive refurbishment and may suit many different uses (STPP).

Subject to Contract - Updated Oct 23.



ACCOMMODATION

Two contrasting buildings, one fitted to a high standard, the other in need of significant refurbishment.

71-79 Waterside (NIA)	4,205 Sq Ft	390.64 Sq M
99 Waterside (GIA)	4,742 Sq Ft	440.53 Sq M
Total Building (Approx)	8,947 Sq Ft	831.18 Sq M
Total Site including Building	0.25 Acres	0.1 Hectares

TERMS

Available freehold.

LEGAL COSTS

Each party to bear their own professional costs.

EPC

71-79 Waterside - EPC D 94  
99 Waterside - EPC E 111

VIEWINGS



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