

**RARE OPPORTUNITY**



## **FOR SALE**

### **GROUND FLOOR RETAIL UNIT**

1,800 SQ FT (167.23 SQ M)

**The Chequers Public House, 64 High Street, Iver, Buckinghamshire, SL0 9NG**

- Rare Freehold Opportunity
- Planning for 2 One Bedroom Flats (Ref: PL/19/2078/FA)
- Attractive Village Setting
- Suitable for Alternative Uses (STPP)



## LOCATION

The subject premises are situated in the Village of Iver which is approximately 15.5 miles west of Central London. The property fronts BA470, with Junction 15 of the M25 or short distance to the south east. The immediate area comprises predominantly residential accommodation with some commercial/retail uses. Iver Railway Station is located approximately 0.9 miles south of the property and there are various bus routes serving the local area.



SAT NAV REF: **SLO 9NG**

## DESCRIPTION

A freehold ground floor lock up shop with a basement situated in Iver High Street which has been refurbished. Circa 1800 square feet (167 square meters). The premises benefits from a prominent position on Iver High Street.

The property has planning permission granted for two one bedroom flats (PL/19/2078/FA) and also benefits from ground rent from 3 flats which have been sold on a long leasehold basis with 120 year term unexpired. The ground rent equates to £100 per flat (£300 a year in total).

## ACCOMMODATION

Area	Sq Ft	Sq M
Retail Unit	1,638	152.18
Basement	162	15.05
<b>TOTAL</b>	<b>1,800</b>	<b>167.23</b>

All measurements are based on an approximate gross internal area

## TENURE

Ground Floor Freehold benefiting from the ground rent from 3 flats.

## PRICING

Freehold Price
£395,000

VAT will be applicable to this transaction.

## BUSINESS RATES

Interested parties are advised to contact the South Buckinghamshire District Council to confirm this figure.

## LEGAL COSTS

Each party to bear their own legal fees in relation to this transaction

## VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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