



# To let

Retail Unit

Shop 3, Station Approach  
Chalfont & Latimer Station



Shop 3, located at Station Approach in Chalfont and Latimer station, is conveniently situated amongst a parade of retail shops. The station itself serves as a crucial junction for both the Metropolitan line and Chiltern Railways and is located in Buckinghamshire.

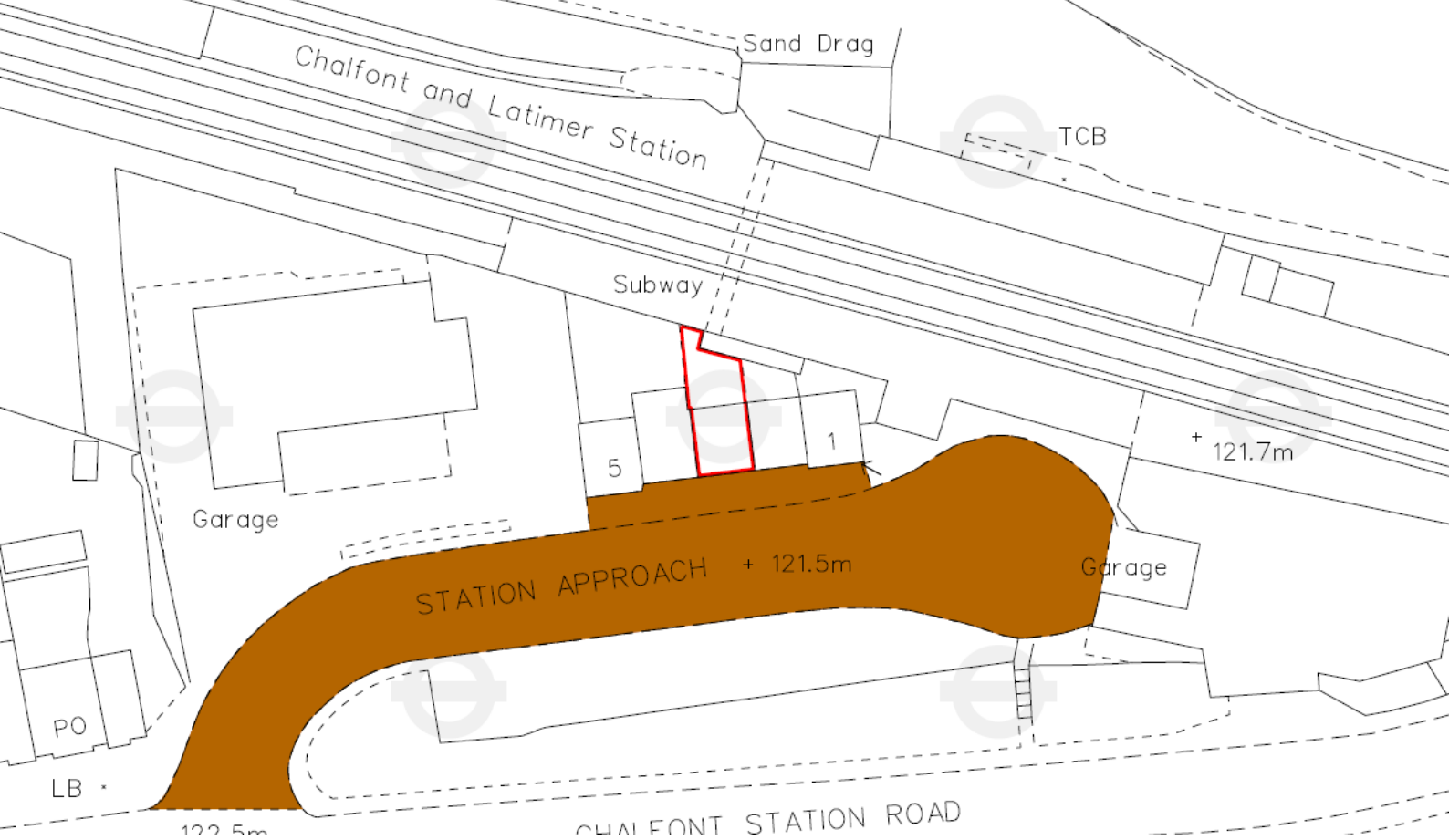
The surrounding area is residential with a minimal amount of retail, with other retailers such as a hairdresser, Indian and Chinese take away and a café.

## Zone 8

London Underground station

## 1.3million

Annual Station Footfall



**Description:**

Unit 3 is situated on the ground floor and is currently in a shell condition. It is located outside the station among a row of other retail units. Any incoming tenant will need to undertake a complete fit-out.

**Unit Size:**

Ground 310 sq ft (28.84 sq m)

Rear Yard 269 sq ft (25 sq m)

**Services:**

Power, Water & Drainage.

**Usage:**

Retail – Planning E consent

**Lease:**

5-year lease, contracted outside the Landlord & Tenant Act. Annual RPI +1% for the rent review applicable. Service charge payable.

**Rent:**

The rent payable to be £12,000 base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

**Rates:**

Interested parties are advised to contact the VOA directly for more information.

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**Offers:**

Interested parties will be expected to provide a full business case with financials.

**ALL ENQUIRIES:**

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