



Commercial Property Consultants

Offices at High Wycombe and Marlow
For details of all available properties visit our website

PROPERTY PARTICULARS

**FREEHOLD INVESTMENT
FOR SALE**

COMPRISING A3 UNIT AND 6 FLATS

**14 Paul's Row
High Wycombe
Bucks
HP11 2HQ**



LOCATION

Situated in High Wycombe town centre, close to the Swan Theatre and High Street. Nearby traders include TK Maxx, Boots, Costa and McDonalds.

ACCOMMODATION

- Ground Floor – Café Bistro 1,964 sq. ft.
- First Floor – 3 x one bedroom self-contained flats
- Second Floor – 3 x one bedroom self-contained flats

There is potential to extend into the roof space, subject to planning, so that each second floor flat could become two bedroom units.

TENANCY DETAILS - See Schedule overleaf.
All flats let on standard AST Agreements to individuals, except Flat 5, which is let to two people.

PROPOSAL

The total gross income is £91,220 per annum.

Our clients seek £1.5 million for their freehold interest, reflecting 6.08% before normal purchasing costs.

VAT

It is understood that VAT is applicable in relation to the commercial premises and not the flats. Therefore the agreed sale price will need to be apportioned between the commercial and residential elements on exchange.

EPC Rating

- Ground floor – EPC Rating B-50
- Flat 1 – EPC Rating C76
- Flat 2 – EPC Rating D68
- Flat 3 – EPC Rating D68
- Flat 4 – EPC Rating D59
- Flat 5 – EPC Rating D58
- Flat 6 – EPC Rating D57

LEGAL COSTS

Each party to pay their own costs.

VIEWING

By appointment only and arranged through sole agents.

Stephen Bailey-Kennedy FRICS / Tom Good
Duncan & Bailey-Kennedy
Tel:(01494) 450951
e-mail: steveb@dbk.co.uk / tomg@dbk.co.uk

Ref: C11707/0818

TENANCY SCHEDULE

Commercial

Floor	Tenant	Terms	Rent pa	Break
Ground	D O'Sullivan T/a Heidrum	15 years from 14.3.16. 5 yearly upward only rent reviews. FRI lease with fair proportion of costs to common items/structure	£35,000	Tenant only break at 5 th year upon 12 months' notice. This is personal to original tenant.

Residential

Flat No.	Deposit Paid	Rent pcm	Rent pa	Move in Date
1 Pauls Row	£ 910.00	£680.00	£ 8,160	01/03/2014
2 Pauls Row	£1,155.00	£770.00	£ 9,240	16/09/2015
3 Pauls Row	£1,042.50	£695.00	£ 8,340	13/09/2017
4 Pauls Row	£1,170.00	£805.00	£ 9,660	30/03/2013
5 Pauls Row	£1,275.00	£850.00	£10,200	19/06/2017
6 Pauls Row	£1,327.50	£885.00	£10,620	13/03/2015

Total rent per annum £91,220



Most Active
Regional
Agent
BUCKINGHAMSHIRE

