



Commercial Property Consultants

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PROPERTY PARTICULARS

Preliminary Particulars

FOR SALE

TOWN CENTRE RETAIL INVESTMENT

**12A CHURCH STREET
HIGH WYCOMBE
BUCKS
HP11 2DE**



**Ground Floor 364 sq.ft. (33.8 sq.m.)
First Floor 321 sq.ft. (29.8 sq.m)
approximate Net Internal Area**

Producing Income of £15,000 per annum

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The premises is located in a town centre position, 100 yards from the High Street, and close to numerous national multiple retailers and two of the Eden Shopping Centre's entrances.

DESCRIPTION

The property comprises a comprehensively refurbished ground floor retail unit with the first floor having recently been upgraded.

ACCOMMODATION (approximate Net Internal Area)

Ground Floor - 364 sq.ft. (33.8 sq.m.)
First Floor - 321 sq.ft. (29.8 sq.m)

TERMS

The property is offered For Sale, subject to the existing lease, below:-

The Shop Unit is let for a term of 10 years from 9th July 2010, producing an income of £15,000 per annum.

PRICE

Offers in the region of £240,000 plus VAT are invited for the freehold interest, subject to contract.

VAT

This property is elected for VAT.

ENERGY PERFORMANCE RATING: E - 108.

LEGAL COSTS

Each party to bear their own legal costs involved.

VIEWING - By appointment with the Sole Agents:-

Duncan & Bailey-Kennedy
High Wycombe
Stephen Bailey-Kennedy / Jim Sheldon
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