

*Property Particulars*

# GROUND LEASE OFFICE SALE/TO LET (circa 265 sq. ft.)

**27 High Street  
High Wycombe  
Bucks  
HP11 2AG**



**LEASE FOR SALE/TO LET**

**£110,000 STC (No VAT)**

Sales Lettings Acquisitions Rent reviews Lease renewals Valuations Management Investments Building surveys Schedules of dilapidations Rating  
Duncan Bailey Kennedy LLP. Company number OC417099.

**LOCATION**

Situated at the eastern end of the High Street by its junction with Queen Victoria Road. Nearby traders include Santander, Ask & WH Smith.

**ACCOMMODATION**

Vacant self-contained ground floor office with kitchen and WC. Total size approx. 265 sq ft.

**PROPOSAL**

Our client will sell the ground floor office by way of a 99 year ground lease with vacant possession.

The property is also available on a new effective full repairing and insuring lease for a term to be agreed. Drafted outside the Landlord and Tenant Act 1954.

**PRICE**

£110,000 for our client's ground floor office STC. Ground rent of £150 per annum.

Rent: £7,000 per annum exclusive.

**RATEABLE VALUE**

To be separately assessed, small business rates relief may apply.

**VAT**

It is understood that VAT will not be applicable in relation to this matter.

**EPC**

Not applicable – Grade II Listed.

**COSTS**

Each party to pay their own costs incurred in this transaction

Further details, information and viewings by appointment with sole agents:-

**Duncan & Bailey-Kennedy**

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