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**PROPERTY PARTICULARS**

*Preliminary Particulars*

**FOR SALE FREEHOLD**

**RETAIL / RESIDENTIAL INVESTMENT**

**122-124 Desborough Road  
High Wycombe  
Bucks HP11 2PU**



**2,081 Sq Ft (193.32 Sq M)**

**LOCATION** – The property is situated on the north side of Desborough Road, approximately 1/4 of a mile from High Wycombe town centre and the Eden shopping centre, and within a short distance of the A40, and approximately one mile from Junction 4 of the M40. There are many local retailers situated on Desborough Road.

**DESCRIPTION** –The property consists of retail space divided into two units with store area and small office located behind, in addition there is a WC and small kitchenette. There are two self-contained flats above with access from the rear.



### **ACCOMMODATION**

#### **Ground Floor Retail**

122 Desborough Road -	76.9 sq.m (828 sq.ft.)
124 Desborough Road -	34.5 sq.m (371 sq.ft.)
Ground Floor Sub Total -	111.41 sq.m (1,199 sq.ft.)

#### **First Floor**

Flat 122A Desborough Road  
Kitchen, Lounge, Bedroom,  
WC/Shower - 34.56 sq.m (372 sq.ft.)

#### **Flat 124A Desborough Road**

Bathroom, Kitchen, Lounge,  
Bedroom and Second Floor  
Store - 47.36 sq.m (510 sq.ft.)  
First Floor Sub Total - 81.92 sq.m (882 sq.ft.)

**Overall Total - 193.33 sq.m (2,081 sq.ft.)**

**TERMS** – The property is available for sale, subject to the existing full repairing and insuring lease to Mr Khaneja for 10 years from 3rd October 2011, passing rent is £15,500 per annum. The two flats are let on AST's providing a total gross income of £14,400 per annum.

Option to purchase with vacant/part possession.

**PRICE** - Offers are invited in the region of £395,000, subject to contract. VAT does not apply in this case.

**LEGAL COSTS** – Each party to bear their own legal costs involved.

**ENERGY PERFORMANCE RATING** – The EPC rating for this property is C - 60.

**VIEWING** – Strictly by appointment with the Sole Agents:

**Duncan Bailey Kennedy**  
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