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PROPERTY PARTICULARS

FREEHOLD HOTEL ACCOMMODATION FOR SALE

Abbey Lodge Hotel
17 Priory Road
High Wycombe
Bucks, HP13 6SL



Comprising 32 rooms all with ensuite facilities

Suitable for alternative uses such as student accommodation, HMO
conversion to flats, care, medical or educational (STP)

LOCATION

The property is located on the northern side of Priory Road within walking distance of the town centre. High Wycombe train station, which has regular services to London Marylebone and Birmingham is within easy walking distance.

DESCRIPTION

The premises comprise a detached fully operational hotel building, the original part of which is presumed to date from the Victorian era but with extensions added to the rear in 2007. There are a total of 32 rooms over the four floors, all of which have ensuite facilities. There are 5 triple bedrooms, 5 twin, 2 large doubles and 20 small double bedrooms. There is also a front reception area at ground floor level and a kitchen and dining area at the rear of the premises on the lower ground floor. We understand from previous planning applications that the total gross internal floor area is 740 sq.m / 8,030 sq. ft.

There is an access road to the side of the building direct from Priory Road which leads to car parking for 17 cars to the rear. There is pay and display car parking in this location with charges from 9am - 5pm which is free and unlimited outside of these hours.

The property is suitable for residential uses such as student accommodation, HMO or conversion to flats. Alternatively it may also suit care, medical or educational uses subject to the normal planning consents.

PRICE & TERMS

Our clients seek £2,150,000 plus VAT for their freehold interest.

The premises is offered with full vacant possession on completion of a sale.

DUE DILIGENCE

Any interested parties will be required to provide company information and proof of funds to comply with anti money laundering legislation.



ENERGY PERFORMANCE RATING

B-42

LEGAL COSTS

Each party is to be responsible for their own professional and legal fees.

VIEWING

By appointment with the Sole Agents Duncan Bailey Kennedy:-



Phillip Mawby / Tom Good

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