PMCD RETAIL

SHOPS & RESTAURANTS

REVISED TERMS TO INCLUDE THE DUPLEX RESIDENTIAL PREMISES – THE LOFTHOUSE

MIXED COMMERCIAL/RESIDENTIAL

FREEHOLD FOR SALE

910 ft^2 (84.5 m^2) PLUS 2 FLOOR APARTMENT ABOVE

THE STUDIO/DOLL'S HOUSE & THE LOFTHOUSE

CHURCH ROAD, PENN, BUCKS, HP10 8LN

- PROMINENT ROADSIDE LOCATION
- POTENTIAL TO OCCUPY PART AND SUBLET PART
- POTENTIAL TO CONVERT COMMERCIAL TO RESIDENTIAL
- POPULAR VILLAGE LOCATION
- EQUIDISTANT FROM BEACONSFIELD AND HIGH WYCOMBE

LOCATION

The property is located in a prominent position on the corner of Church Road and Elm Road (B474) in the centre of Penn.

Penn is a mainly residential location with a selection of pubs and retail, situated 4 miles from both Beaconsfield and High Wycombe town centres, which both provide a wide range of shopping and leisure facilities, as well as the main road and rail links.

What3Words Location: ///**CONSOLES.LIGHT.ALLIES**

DESCRIPTION

The commercial parts of the premises comprise two areas separated by a lobby, kitchen and WCs. Capable of occupation as a whole or as two units, sharing the facilities, or suitable for conversion to residential, subject to planning. The following approx. net internal areas apply:

• Dolls House:		312 ft^2 (29 m^2)
• Lobby and kitchen:		126 ft^2 (11.7 m^2)
• The Studio:	g/f:	378 ft^2 (35.1 m^2)
	Mezz:	94 ft^2 (8.7 m^2)
Total:		**910 ft^2 (84.5 m^2)**

The Lofthouse, situated above the commercial, consists of two floors with 2/3 bedrooms, 1 bathroom, 1 shower room, a large sitting room and a kitchen. The Lofthouse also has exclusive use of the rear courtyard with parking (currently 2 spaces). It is presently let on an assured shorthold tenancy at £1,450 pcm.

ENERGY PERFORMANCE CERTIFICATE

Commercial: Rating E (125)
Residential: Rating D (62)

TERMS

The freehold interest is offered with vacant possession of the ground floor and mezzanine, and with transfer of ownership of the long-leasehold upper parts, effectively providing freehold ownership of all.

PRICE

Offers are invited in the region of £795,000 to be apportioned between the freehold and long-leasehold interests. We are informed that VAT is not applicable to the purchase price.

BUSINESS RATES

The commercial part of the property currently has a Rateable Value in the 2023 Rating List of £12,750. Rates payable for 2023/2024 tax year are approx. £6,375 before substantial small business rates relief which may leave rates payable for this tax year of just £600, subject to your business qualifying. Further details on application or from Buckinghamshire Council – 01895 837540

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