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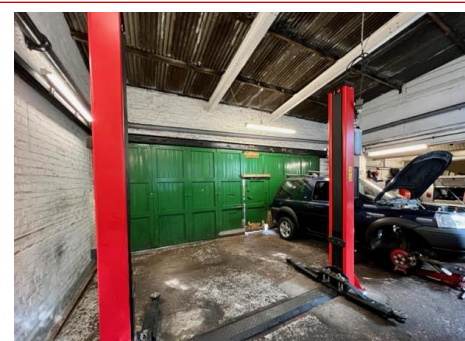
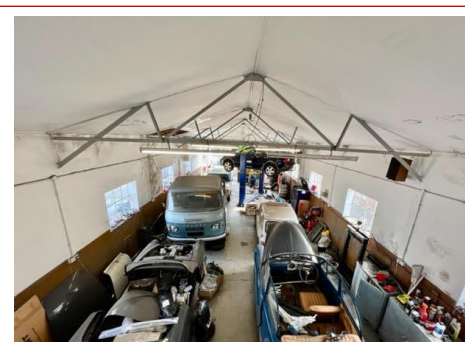
PROPERTY PARTICULARS

Preliminary Particulars

**CAR SHOWROOM WITH MOTOR VEHICLE REPAIR WORKSHOP
BELOW, SITUATED IN A PROMINENT LOCATION
ON THE WEST WYCOMBE ROAD (A40)**

SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)

**163 West Wycombe Road
High Wycombe
Bucks HP12 3AB**



2,425 Sq Ft (225.28 Sq M) Approximate Gross Internal Area

FREEHOLD FOR SALE / TO LET

LOCATION

The premises is situated fronting the southern side of the busy West Wycombe Road (A40), approximately one mile from High Wycombe town centre. Junction 4 of the M40 is approximately two miles to the south providing easy access to Oxford and Birmingham to the north-west, and M25 and London to the west.

DESCRIPTION

The premises comprise a car showroom, a part two-storey building with a car showroom and forecourt fronting the West Wycombe Road, and a motor vehicle repair workshop and store, situated beneath. In addition, the showroom has the benefit of offices and a WC.

ACCOMMODATION (Approximate Gross Internal Area):

Ground Floor Showroom Offices -	1,216 sq.ft.
Mezzanine / Storage / Office -	211 sq.ft.
Lower Ground Floor Workshop and Store -	998 sq.ft.

Total approximate Gross Internal Area - 2,425 sq.ft. (225.28 sq.m)

TERMS

The freehold of the property is available with full vacant possession or alternatively To Let on a new Full Repairing and Insuring lease for a term to be agreed by negotiation.

PRICE

£495,000. Please note, we understand from the vendors that VAT is not applicable in this instance.

RENT

On application.

RATES

The Valuation Office website indicates a 2023 Rateable Value of £19,500. Rate in £ for 2023 is 49.9 pence.

LEGAL COSTS

The purchaser is to be responsible for all legal costs incurred in this transaction.

ENERGY PERFORMANCE RATING

The EPC rating for this property is D - 88.

VIEWING – Strictly by appointment with Sole Agents:

Duncan Bailey Kennedy

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Ref: JKH / 0523