



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

**UNIQUE OPPORTUNITY DUE TO EXPANSION/RELOCATION
OF THE EXISTING BUSINESS**

**TOWN CENTRE TWO STOREY BUILDING WITH POTENTIAL TO ADD AN
ADDITIONAL FLOOR (SUBJECT TO PLANNING)**

CURRENTLY USED AS A DANCE STUDIO

**45-56 BRIDGE STREET
HIGH WYCOMBE
BUCKINGHAMSHIRE HP11 2EL**



**SUITABLE FOR A VARIETY OF USES SUCH AS EDUCATIONAL, MEDICAL,
GYMNASIUM, OFFICES OR RESIDENTIAL/DEVELOPMENT/CONVERSION
(SUBJECT TO PLANNING)**

LOCATION

The property is prominently located in Bridge Street, just off the A40 Oxford Road, directly opposite the Bus Station and Eden Shopping Centre. The premises are within walking distance of the train station, with links to London Marylebone and approximately two miles from Junction 4 of the M40.

DESCRIPTION

The premises comprise 45-56 Bridge Street, High Wycombe which is a semi-detached two storey building providing various air-conditioned dance studios, changing rooms and ancillary accommodation. The property is self-contained and has an enclosed yard / parking area. The premises are suitable for a variety of uses such as educational, medical, gymnasium, offices or residential / development / conversion (subject to normal planning consents).

PLANNING

A pre application was submitted to provide an additional floor and extend the first floor accommodation, details of which are available on request.

CURRENT ACCOMMODATION

The premises provide the following accommodation (GIA) scaled from plans. Existing and proposed floor plans are available on request.

Ground Floor	446.78 sq m	4,809.14 sq ft
First Floor	338.35 sq m	3,642.00 sq ft
Total	785.13 sq m	8,451.14 sq ft

An additional approximate gross internal area of 442.00 sq m / 4757.70 sq ft. would be provided upon completion of the proposed second floor and first floor extension subject to planning.

PRICE

Our clients seek offers in excess of £1,500,000 for their freehold interest.

BUSINESS RATES

The Valuation Office indicates a Rateable Value as of 1st April 2023 for the premises of £73,500. Rate in the £ for 23/24 is £0.512p.

ENERGY PERFORMANCE RATING – C-56

DUE DILIGENCE

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

LEGAL COSTS

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

VIEWING

For further information and to arrange a viewing, please contact the sole agents Duncan Bailey Kennedy:-

Phillip Mawby / Tom Good
Email: phillipm@dbk.co.uk / tomg@dbk.co.uk

Telephone: 01494 450951



