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Commercial Property Consultants

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PROPERTY PARTICULARS

**FREEHOLD INVESTMENT
FOR SALE**

24 High Street
High Wycombe
Buckinghamshire
HP11 2AG



**GROUND FLOOR RETAIL INVESTMENT &
RESIDENTIAL DEVELOPMENT OPPORTUNITY**

**GRADE II LISTED PERIOD PROPERTY
LOCATED ON TOWN CENTRE HIGH STREET**

LOCATION

The property occupies a prominent position at the end of the High Street by its junction with Queen Victoria Road. High Wycombe main line train station is only a few minutes walk away with frequent services to London Marylebone, Oxford and Birmingham.

DESCRIPTION

The building forms an end of terrace Regency building believed to have been built by Cubitt of London in the early 1800s. The property is a four storey Grade II Listed mixed use investment property with development potential by way of a lower ground floor flat conversion with full planning and listed building consent in place.

ACCOMMODATION

Lower Ground Floor:

Partly converted vacant one bedroom flat. Natural light is provided by a lightwell to the front and rear.

Ground Floor:

Front – A nail salon which is let from 25th March 2019 on a five year term at a rent of £7,500 per annum. The lease is outside the 1954 Landlord & Tenant Act.

Rear - Two bedroom flat sold off on a 125 year lease from 2016 paying £100 per annum ground rent.

First & Second Floors:

Two bedroom flat sold off on a 125 year lease from 2016 paying £100 per annum ground rent.

PLANNING

Planning Permission and Listed Building Consent were approved under planning references 15/06503/FUL and 15/06504/LBC for the ground and lower ground floors of the property. This has been implemented and the lower ground floor flat has been partly converted. Plans are available on request.

PROPOSAL

Our clients seek £225,000 for their freehold interest.

VAT is not applicable.

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

Commercial Unit – D-81

Ground Floor Flat – E-47

Top Floor Flat – D-58

RATEABLE VALUE

The Valuation Office website indicates a 1st April 2023 Rateable Value of £5,700. Rate in the £ for 23/24 is 49.9p

VIEWING

By appointment with the Sole Agents Duncan Bailey Kennedy LLP:



Phillip Mawby / Tom Good

phillipm@dbk.co.uk / tomg@dbk.co.uk

01494 450951