

DNS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTING WS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

Commercial Property Consultants Offices at High Wycombe and Marlow For details of all available properties visit our website

PROPERTY PARTICULARS

LONG LEASEHOLD OFFICE INVESTMENT FOR SALE

86 Easton Street High Wycombe Buckinghamshire HP11 1LT



GRADE II LISTED PERIOD TOWN CENTRE OFFICES WITH PARKING

3,408 SQ FT / 317 SQ M

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The property is centrally located in Easton Street, approximately 200m from the town centre and mainline railway station which provides regular services to London Marylebone, Oxford and Birmingham.

DESCRIPTION

The premises comprise an attractive Grade II Listed mid terrace building comprising various executive office suites arranged over three floors. The offices are laid out to modern standard with direct frontage to Easton Street. There is secondary access to the rear through St John's Court and the Courtyard. There are a total of 11 car parking spaces.

ACCOMMODATION

The premises provide the following accommodation measured on a net internal area basis: -

Basement	23.31 m ²	250.91 sq. ft.
Ground Floor Reception Offices Kitchen	14.79 m² 107.22 m² 5.00 m²	159.24 sq. ft. 1,154.20 sq. ft. 53.80 sq. ft.
First Floor Offices	140.08 m ²	1,507.88 sq. ft.
Second Floor Offices	26.21 m ²	282.17 sq. ft.
Total	316.63 m ²	3,407.80 sq. ft.

INVESTMENT SUMMARY

The total annual income currently receivable from all of the tenancies is £37,354 per annum. This excludes the car parking. The premises are let on short term leases a number of which expire by the end of 2024 with Room 6 on the first floor expiring in February 2025. A full tenancy schedule is available on request.

LONG LEASEHOLD DETAILS

The long lease is for a term of 125 years less 10 days from the 13th March 1983. There are 85 years unexpired as of this year. The rent is £1.00

PRICE

Our clients seek offers of £595,000 for their long leasehold interest, plus VAT.

RATES

The building currently has ten separate Rateables Values as of 1st April 2023 which can be viewed at www.gov.uk/find-business-rates

ENERGY PERFORMANCE RATING

E-107.

LEGAL COSTS

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

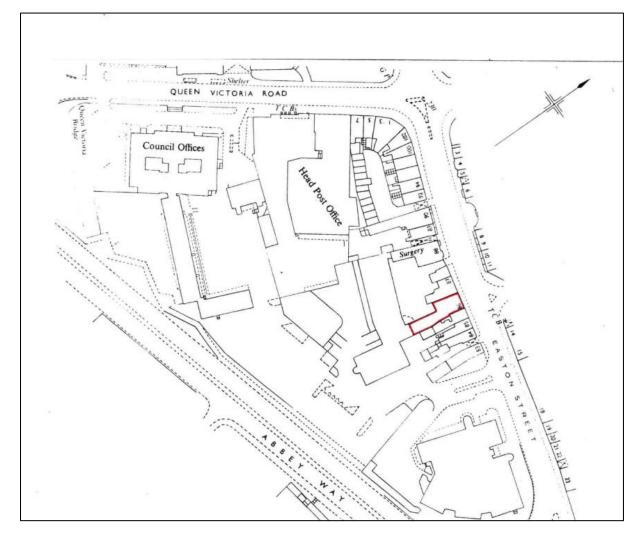
VIEWING

Strictly by appointment with the Sole Agents Duncan Bailey Kennedy:-



Phillip Mawby / Tom Good Email: phillipm@dbk.co.uk / tomg@dbk.co.uk Telephone: 01494 450951

SITE PLAN



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