



**Commercial Property Consultants**

Offices at High Wycombe and Marlow  
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**PROPERTY PARTICULARS**

**FREEHOLD TOWN CENTRE OFFICE  
FOR SALE**

1 & 2 Amersham Mews  
Amersham Hill  
High Wycombe  
Bucks  
HP13 6NQ



**SUITABLE FOR A VARIETY OF CLASS E USES  
SUCH AS OFFICES, MEDICAL, EDUCATIONAL**

**POTENTIAL FOR RESIDENTIAL CONVERSION (STP)**

## **LOCATION**

The premises are situated on the western side of Amersham Hill, immediately to the rear of 5 Amersham Hill. High Wycombe Train Station is directly opposite and the town centre is a short distance to the south.

## **DESCRIPTION**

The premises comprise a two-storey building, at the end of a terrace and situated within a Mews providing two, two-storey office suites. The office suites have their own independent access and provide mainly open plan office accommodation over the two floors in each suite. There are WC facilities in both suites at ground floor level which includes a reception area and appropriate kitchenette facilities. The property benefits from four car parking spaces.

The property is suitable for a range of Class E planning uses such as offices, medical or educational. There is also potential that the building could be converted for residential use, subject to planning.

## **ACCOMMODATION**

The premises provide the following accommodation measured on an approximate net internal area basis:

### Suite 1

Ground Floor Offices	42.49 m2 / 457.35 sq.ft.
Reception	9.95 m2 / 107.13 sq.ft.

First Floor Offices	38.01 m2 / 409.20 sq.ft.
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<b>Total</b>	<b>90.46 m2 / 973.68 sq.ft</b>
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### Suite 2

Ground Floor Offices	30.00 m2 / 322.92 sq.ft
Reception	10.65 m2 / 114.61 sq.ft

First Floor Offices	36.31 m2 / 390.92 sq.ft
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<b>Total</b>	<b>76.96 m2 / 828.44 sq.ft</b>
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## **PROPOSAL**

Our clients seek £375,000 plus VAT for their freehold interest.

## **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**

E-107



### **RATEABLE VALUE**

The Valuation Office website indicates a 1<sup>st</sup> April 2023 Rateable Value of £16,750. Rate in the £ for 23/24 is 49.9p

### **VIEWING**

By appointment with the Sole Agents Duncan Bailey Kennedy LLP:



**Phillip Mawby / Tom Good**

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