



**Commercial Property Consultants**

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**PROPERTY PARTICULARS**

**PUBLIC HOUSE & RESTAURANT**

**FOR SALE  
KING WILLIAM IV  
HAMPDEN ROAD  
SPEEN  
BUCKS HP27 0RU**



**LOCATION**

Centrally located in this attractive village, ideally situated in the Chiltern Hills. High Wycombe is approximately 3 miles to the south and Princes Risborough a similar distance to the north. The property overlooks the village cricket square and playing field.

**ACCOMMODATION**

The property was built in the 17<sup>th</sup> Century with a more recent single storey extension to the side. It provides: -

Cellar (useable space)	920 sq. ft.
Ground Floor – Bar, restaurant, kitchen, stores & WCs	1,173 sq. ft.
First Floor – Residential 3 rooms, utility, bathroom & WC	
Second Floor – Residential 2 further rooms	

The total useable area is approximately 2,475 sq. ft.

To the front is a large graveled car park plus a side garden area.

The property is not listed as an asset of community value.

**FREEHOLD**

Offers in excess of £925,000 are sought

**FIXTURES/FITTINGS/GOODWILL**

To be agreed by negotiation.

**VAT**

It is understood that VAT is not applicable in relation to this matter.

**EPC Rating** – Not applicable, as Listed building.

**LEGAL COSTS**

Each party to pay their own costs.

**VIEWING**

The pub/restaurant is no longer trading so any viewings must be by appointment only and arranged through sole agents.

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06/2021

