



PMCD RETAIL

SHOPS & RESTAURANTS

OR

FOR SALE

TO LET



PRIME TWO STOREY FORMER PUB TO LET OR FREEHOLD FOR SALE

11,000 sf (1,022 sm) plus FORECOURT AND
REAR YARD

46-50 HIGH STREET, FROGMOOR, HIGH WYCOMBE HP13 5DG

- PROMINENT POSITION
- ALTERNATIVE USES STP
- YARD/PARKING
- NEAR PUBLIC CAR PARKS
- ADJACENT TO PROPOSED CHILTERN'S SHOPPING CENTRE RE-DEVELOPMENT

LOCATION

Located in a prominent position in Frogmoor amongst other retail, restaurant and pub uses, and adjacent to the proposed Chilterns Shopping Centre re-development, which will provide 303 Build to Rent homes and 6 refurbished retail units. The Eden Shopping Centre is nearby and the train station serving the Chiltern Line between Birmingham and London Marylebone (direct trains to London 25 minutes), is a 10 minute walk.

Junctions 3 & 4 of the M40 motorway are close at hand providing access to the national motorway network.

ENERGY PERFORMANCE CERTIFICATE

Rating B (34)





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Ground floor trading



First floor trading

DESCRIPTION

A former pub premises, currently arranged as ground floor trading, bar, kitchen, store and disabled wc with sweeping stairs to first floor customer male and female wcs, proposed pool table room and staff accommodation. There is currently a forecourt seating area and a rear yard/parking. The following approximate gross internal areas apply:

Ground Sales:	396.2 sm	(4,264 sf)
Ground ancillary:	119.9 sm	(1,290 sf)
First floor trading:	219.6 sm	(2,363 sf)
First floor ancillary:	290.8 sm	(3,130 sf)
Total:	1,026.5 sm	(11,047 sf) plus forecourt seating of approx 85.3 sm (918 sf)

TERMS

- Lease:** A new lease is available on terms to be agreed at a Guide Rent of £85,000 pax
- Sale:** Unconditional offers for the freehold with Vacant Possession in excess of £1,100,000
- Conditional offers also invited substantially in excess of Guide Price.

VAT

We understand the building is elected for VAT.

BUSINESS RATES

We understand the 2026 Rateable Value is £48,000

Rateable multiplier for tax year 2026-2027 assuming Retail, Hospitality or Leisure use: 38.2p 0.382 in the £ (or 43.2 p 0.432 in the £ for non RHL uses) = rates payable of approx £18,336 (or £20,736 for non RHL) subject to any transitional reliefs. Further details on application or confirmation of rates payable direct from Buckinghamshire Council – 01895 837540

ATTENTION TO RETAIL

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VIEWING

Strictly by appointment through the sole agents:

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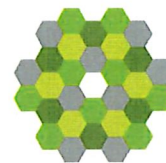


39 Windsor End
Beaconsfield HP9 2JN

Regulated by RICS 

HM Land Registry
Official copy of
title plan

Title number **BM277410**
Ordnance Survey map reference **SU8693SW**
Scale **1:1250**
Administrative area **Buckinghamshire**



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