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

PROPERTY PARTICULARS

POTENTIALLY NO BUSINESS RATES OR STAMP DUTY PAYABLE !!

Preliminary Particulars

SELF-CONTAINED FIRST FLOOR BUSINESS UNIT SUITABLE FOR A VARIETY OF USES, SUCH AS OFFICE, MEDICAL, RETAIL, AND E CLASS USE (Subject to Planning) IN A SEMI-RURAL BUT ACCESSIBLE SETTING JUST OFF THE A40

TO LET or FOR SALE









911 sq.ft. (84.63 sq.m) Approximate Gross Internal Area

UNIT 1E, NORTH'S ESTATE, OLD OXFORD ROAD
PIDDINGTON, HIGH WYCOMBE, BUCKS, HP14 3BE

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
North's Estate is situated fronting Old Oxford Road, Piddington, approximately 4 miles west of High Wycombe, and a similar distance east of Junction 5 of the M40 at Stokenchurch.



DESCRIPTION
The North's Estate comprises various industrial and office units, providing a range of buildings together with on-site car parking.

ACCOMMODATION (Approximate Gross Internal Area)

Unit 1E – First Floor - 911 sq.ft. (84.63 sq.m)

TERMS
A new Full Repairing and Insuring lease on terms to be agreed by negotiation. Drafted Outside the 1954 Landlord and Tenant Act.

RENT
£9,950 per annum, plus VAT.

Rent is exclusive of all other outgoings including business rates, service charge, insurance, and utilities, and is payable quarterly in advance. VAT is not applicable.

PRICE
£125,000 plus VAT. No stamp duty payable.

BUSINESS RATES
To be confirmed. Small Business Rates relief may be applicable.

ENERGY PERFORMANCE CERTIFICATE
The EPC rating for this property is E – 106.

LEGAL COSTS
Each party to bear their own legal costs.

VIEWING - Strictly by appointment through Sole Agents:

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Ref: JKH / 1122