Duncan Bailey Kennedy
www.dbk.co.uk

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

PROPERTY PARTICULARS

FREEHOLD OPEN STORAGE LAND FOR SALE

Sands Industrial Estate, Lane End Road,
High Wycombe, Bucks
HP12 4HG







Two Adjacent Gated Yards For Sale

Approx 20,542 sq ft / 1,908 m2 in Total

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 storage yards are situated just off the northern side of Lane End Road within close proximity to Sands Industrial Estate which is on the western periphery of High Wycombe. This is approximately two miles to the north of Junction 4 of the M40 motorway.

DESCRIPTION
The premises comprise two areas of adjacent gated open storage land/yards. Both yards have a concrete surface and are relatively flat and accessed from Lane End Road via a private road which slopes down from Lane End Road and then up to the subject site. There is three phase power located in the small onsite building.

The land is suitable for a variety of uses such as builders merchants, vehicle storage, industrial storage.

ACCOMMODATION:
The two parcels of land comprise the below approximate areas:

Top	1,067.4 sq. m	11,489.49 sq. ft.
Bottom	841 sq. m	9,052.52 sq. ft.
Total	1,908 m2	20,542 sq. ft.

There is a small building comprising 9.58 sq. m / 103.15 sq. ft.

PURCHASE PRICE
Our client seeks £650,000 for their freehold interest. Vat is not applicable.

DUE DILIGENCE
To comply with our legal responsibilities for Anti-Money Laundering it will be necessary for the successful bidder to provide company information, identification and proof of funds before the deal is completed.

RATES
The Valuation Office indicates a Rateable Value as of 1st April 2023 of £38,500. Rate in the £ for 24/25 is 49.9p

ENERGY PERFORMANCE RATING - Not applicable.

VIEWING
By appointment with the Sole Agents Duncan Bailey Kennedy:

Duncan Bailey Kennedy
01494 450 951
www.dbk.co.uk

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

EG County | Buckinghamshire WINNER 2023
EG Radius Leaderboards

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.