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PROPERTY PARTICULARS

FREEHOLD RETAIL & RESIDENTIAL INVESTMENT FOR SALE

Colville House
Cryers Hill Road
Cryers Hill, High Wycombe
Bucks, HP15 6LJ



Two Prominent Retail Investment Units With Parking Situated On A Busy Main Road

With Residential Upper Parts Held On Long Leases

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 premises are situated on the A4128 Cryers Hill Road approximately 2.5 miles north of High Wycombe town centre and approximately 2 miles south of Prestwood. The surrounding uses are predominantly residential although there is a school, convenience store and public house almost opposite and Binders Industrial Estate is located close by.

DESCRIPTION
This is a modern purpose built property constructed in the late 1980s and provides two retail units to the ground floor with two self-contained residential units above. There is a large tarmacked area to the side of the property providing parking for 10 vehicles. There are two small landscaped gardens to the rear of the building which are used by the flat occupants.

ACCOMMODATION
The premises provide the following accommodation measured on a net internal area basis: -



Shop 1 -	55.00 m2	597 sq. ft.
Shop 2 -	68.00 m2	736 sq. ft.

We have not inspected the flats but understand that each of the flats provides two bedrooms, a living room, a kitchen and a bathroom.

INVESTMENT SUMMARY

<u>Shop Unit 1:</u>

Tenant:	Framing Gallery Limited
Term:	10 years
Commencement:	26th May 2021
Rent:	£10,500 per annum.
Repair:	Effectively full repairing and insuring
Break Clause:	Rolling break provision by the tenant only on or after the fifth anniversary of the term commencement date.
Rent Review:	Year 5, upwards only.
Security of Tenure:	The lease is inside The Act.

<u>Shop Unit 2:</u>

Tenant:	The Car Paint Company Limited
Term:	10 years
Commencement:	1st August 2016
Rent:	£12,500 per annum.
Break Clause:	Fifth anniversary of the term, with a minimum of six months prior written notice.
Rent Review:	Year 5, upwards only.

The two residential units were sold by way of 999 year ground leases where a peppercorn rent is payable They are effectively full repairing and insuring which is dealt with through an annual service charge for the maintenance and upkeep of the building as a whole.

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PURCHASE PRICE
Our clients seek £385,000 for their freehold interest. VAT is not applicable.

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
Shop 1 – B-49 Unit 3 Flat – C-71
Shop 2 – C-53 Unit 4 Flat – C-72

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in the transaction.

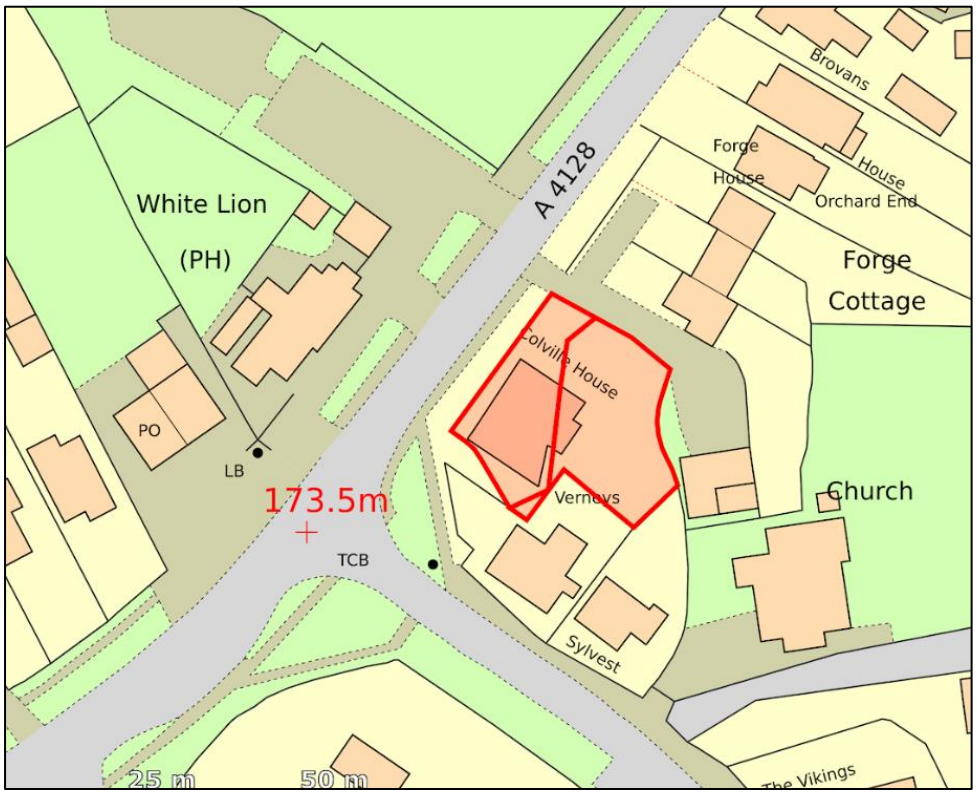
VIEWING
Strictly by appointment with the Sole Agents Duncan Bailey Kennedy:

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

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

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SITE PLAN



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