



Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

VAT IS NOT APPLICABLE

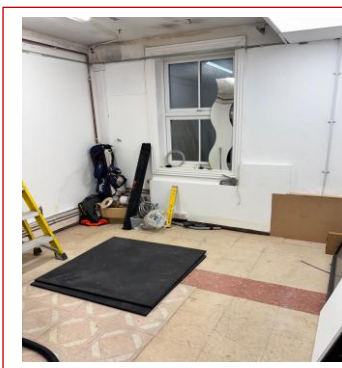
ON THE PURCHASE

PRICE

Preliminary Particulars

FREEHOLD FOR SALE

GROUND FLOOR, 104 CHAPEL LANE HIGH WYCOMBE, BUCKS HP12 4BY



Suitable for a Variety of Uses (Subject to Planning Permission)
562 sq. ft. (52.30 sq. m) Approx. Net Internal Area

LOCATION

The property is located on Chapel Lane 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 a ground floor business unit which could be utilised for offices / storage. The property has the benefit of a WC, kitchenette, gas fired central heating and parking.

ACCOMMODATION (Areas are approx. Net Internal):

Ground Floor 562 sq. ft. (52.30 sq. m)

PURCHASE PRICE

Our client seeks £169,950 for their freehold interest.

VAT

We have been advised by our client that VAT is not applicable on the purchase price.

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 2026 of £12,500. Rate in the £ for 26/27 is 43.2p.

ENERGY PERFORMANCE CERTIFICATE: Not Applicable

LEGAL COSTS

Each party to bear their own legal fees in this transaction.

VIEWING – Strictly by appointment with the Sole Agents:-



Duncan Bailey Kennedy

FAO: Adrian Dolan / Jim Sheldon / Liam Ash

Tel: 01494 450951

adriand@dbk.co.uk / jims@dbk.co.uk / liama@dbk.co.uk



Ref: HB/1025