



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

FREEHOLD FOR SALE

**VACANT TWO-STOREY OFFICE BUILDING
IN THE HEART OF HIGH WYCOMBE TOWN CENTRE
WITH CAR PARKING SPACES TO THE FRONT AND REAR**

Suitable for a Variety of Uses, Subject to Planning

**29-31 CASTLE STREET
HIGH WYCOMBE
BUCKS HP13 6RU**



4,281 sq.ft. (397.72 sq.m) Approximate Net Internal Area
Approx. 300m from High Wycombe Mainline Railway Station

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 property is situated in the town centre, fronting Castle Street, close to High Wycombe mainline railway station and other town centre facilities including public car parks, shops, restaurants and the Swan Theatre. Access onto the M40 motorway is at Junction 4, approximately one mile to the south.

DESCRIPTION

The property comprises a semi-detached office space, which dates from the Victorian era and has been extended to the rear. The building is two-storey and provides a mixture of cellular and open plan office accommodation.



FEATURES:-

- Town centre location
- 20+ Car parking spaces split between the front and rear of the building
- Suspended ceilings
- 2 Kitchens
- 4 WC's
- 2 Cellars
- Large loft / attic
- Courtyard garden
- Disabled rear access to the property
- Dedicated disabled parking space

ACCOMMODATION

Basement / Stores -	219 sq.ft. (20.35 sq.m)
Ground Floor Offices -	1,779.93 sq.ft. (165.36 sq.m)
First Floor Offices -	1,925.99 sq.ft. (178.93 sq.m)
Second Floor Stores -	356.07 sq.ft. (33.08 sq.m)
TOTAL -	4,281 sq.ft. (397.72 sq.m)

TERMS

The freehold of the property is available for sale.

PRICE

£795,000.

EPC RATING

To be confirmed.

VIEWING - Strictly by appointment with the Sole Agents:-

Duncan Bailey Kennedy

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