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 RETAIL & RESIDENTIAL INVESTMENT FOR SALE

12-14 Duke Street
Princes Risborough
Bucks, HP27 0AT



Two Prominent Retail Investment Units

With First Floor Two Bed Flat

With Large Rear Car Park & Potential to Extend The Premises (STP)

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 centre of the historic market town of Princes Risborough in a prominent location benefiting from dual access via Duke Street to the front and New Road to the rear. Duke Street is situated immediately off the characterful High Street and Market Square which offers a range of shops including a M&S Foodhall, WHSmith and Costa as well as pubs and restaurants.

DESCRIPTION
The premises comprise two ground floor retail premises accessed from Duke Street and a self contained two bedroom and two bathroom flat which is accessed at the rear from New Road known as Bloss. No.12 is let to a nail bar and No.14 operates as a café for adults and toddlers. The premises were extensively renovated in 2023/24.

To the rear of the property is a large parking area for up to six cars which is accessed directly from New Road. There is scope to extend the premises to the rear or construct a stand alone building within the car park, subject to obtaining the necessary consents in the future.



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

12 Duke Street:	616.26 sq ft / 57.25 sq m
14 Duke Street:	609.57 sq ft / 56.63 sq m
Flat:	998.60 sq ft / 92.77 sq m

INVESTMENT SUMMARY

<u>12 Duke Street:</u>

Tenant:	Tuyet Thi Bui
Term:	10 years
Commencement:	22nd June 2021
Rent:	£12,000 per annum.
Repair:	Internal repairing with a contribution towards the upkeep of the building.
Rent Review:	Year 5, upwards only.
Security of Tenure:	The lease is outside The Act.
Permitted Use:	Nail Salon or any other such use as the Landlord may from time to time in its reasonable discretion approve.

<u>14 Duke Street:</u>

Tenant:	Cheverton & Leicester Limited
Term:	10 years
Commencement:	17th July 2024
Rent:	£16,000 per annum.
Repair:	Internal repairing with a contribution towards the upkeep of the

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.

	building.
Break Clause:	Tenant only break option on the 2nd or 5th anniversary of the date of the lease with a minimum of six months notice.
Rent Review:	Year 5, upwards only.
Permitted Use:	Stay and play coffee shop within class E(a) or such other use which does not conflict with the neighbouring shop or flat

Flat:
The flat is let on an AST at a rent of £1,500 per calender month / £18,000 per annum.

Total income is £46,000 per annum.

PURCHASE PRICE
Our clients seek £635,000 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
No.12 – C-69
No.14 – B-36
Flat – D-68

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

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.