



Commercial Property Consultants

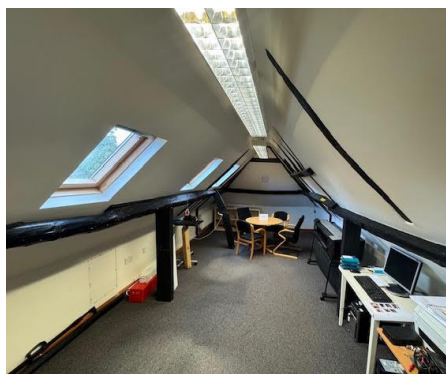
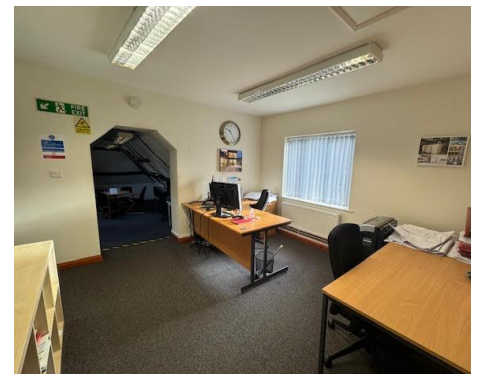
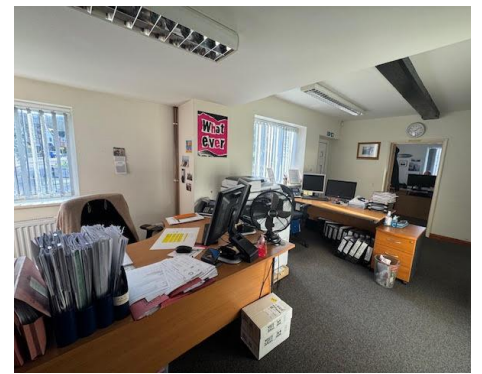
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PROPERTY PARTICULARS

Preliminary Particulars

FREEHOLD OFFICE FOR SALE

THE WHITE COTTAGE 6 STATION ROAD, LOUDWATER HIGH WYCOMBE, BUCKS HP10 9TZ



1,255 sq.ft. (116.59 sq.m.) Approximate Net Internal Area

Suitable for a Variety of Uses, Subject to Planning

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 on Station Road, just off the A40 and 400m from Junction 3 of the M40, with connections to London and Oxford. The town centre and mainline station is within 3 miles.

DESCRIPTION

This prominent building is a detached property, over two floors with access from both the front and rear, suitable for a variety of uses, subject to planning. The property benefits from the following:-

- Kitchenette on each floor
- WC facilities on each floor
- Gas fired central heating
- Parking for up to 4 cars
- Potential for development (subject to planning)
- Double glazing
- Security grilles
- Louvre drapes

ACCOMMODATION (All areas are approximate Net Internal)

Ground Floor - 741 sq.ft. (68.99 sq.m)
First Floor - 514 sq.ft. (47.76 sq.m)
TOTAL - 1,255 sq.ft. (116.59 sq.m)

FREEHOLD PRICE

£395,000 plus VAT, subject to contract.

RATEABLE VALUE

The Valuation Office website indicates a Rateable Value of £19,750.
Rate in the £ for 2026/27 is 43.2 pence.

LEGAL COSTS

Each party is to bear their own costs associated with any transaction.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING - By appointment with the Sole Agents:-

Duncan Bailey Kennedy
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