



BUILDING SURVEYS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTINGS
LETTINGS AGENCIES LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

Preliminary Particulars

Ground Floor Retail Class E Shop Unit Plus Car Parking

**49b HIGH STREET
GREAT MISSENDEN
BUCKS HP16 0AL**



452 sq.ft. (42 sq.m) Approximate Net Internal Area

FOR SALE

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 LLP. 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 fronting Great Missenden High Street, close to the train station and public car park. High Wycombe is approximately six miles to the west. Nearby occupiers include Costa Coffee and The Co Op.

DESCRIPTION

The ground floor of a modern building offering retail / showroom accommodation totalling approximately 452 sq. ft., kitchen and WC, together with rear access and car parking to the rear.

ACCOMMODATION (Approximate Net Internal Area)

452 sq.ft. (42 sq.m)

FEATURES:

- Timber flooring
- Downlights
- Rear parking
- Kitchenette
- WC
- Electric awning



TENURE

The Freehold interest, including the benefit of the ground rent of £30 per annum from the flat above is available to purchase.

PRICE

£249,950, subject to contract. VAT is not applicable.

ENERGY PERFORMANCE RATING: D - 91.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

BUSINESS RATES

We understand the 2026 Rateable Value is £12,250. Rate in the £ is currently 43.2p. A Small Business Relief discount may be available.

VIEWING – For further information or to arrange a viewing, please contact the Sole Agents:-

Duncan Bailey Kennedy
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Ref: JKH / 1026