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PROPERTY PARTICULARS

*Preliminary Particulars*

**UNIQUE OPPORTUNITY**

**FREEHOLD FOR SALE**

**Two Adjoining Warehouse Units  
With Large Yard/Parking Area, Situated on a Self-Contained Site  
Suitable for a Variety of Alternative Uses, Including Potential Residential  
(Subject to Planning)**

**Bridge House  
Longwick Road, Princes Risborough  
Bucks HP27 9RS**



**13,753 sq.ft. (1,278 sq.m.) Approx. Gross Internal Area  
Plus Mezzanine Storage 4,585 sq.ft. (428 sq.m)**

**Site Area Approximately 0.65 Acres**

**VAT IS NOT APPLICABLE ON THE PURCHASE PRICE**

## LOCATION

The property is situated on the A4129 Longwick Road, approximately half a mile from Princes Risborough town centre, and ¾ mile from the Chiltern Line railway station.

## DESCRIPTION

The accommodation comprises two warehouse/industrial units. Bridge House has the benefit of varying specification. Bridge House is the larger of the two units that benefits from an eaves height of 6.3m and loading door of 4m x 5m high.

Unit 2 was constructed in 1996 and has an eaves height of 6m, a roller-shutter door 3m x 3m, a kitchen, two WC's / shower block, with heating via means of a gas blower and Phase 3 power is available at Bridge House. This supply is also fed to Unit 2. Externally, there is ample parking/yard/loading facilities for both units.

## ACCOMMODATION (Approximate Gross Internal Area)

### Bridge House

#### Ground Floor

Offices - 802 sq.ft. (74.51 sq.m)  
Warehouse / Workshop - 6,483 sq.ft. (602 sq.m)

#### First Floor

Offices - 803 sq.ft. (74.6 sq.m)

**Total - 8,089 sq.ft. (752 sq.m) (Gross Internal Area)**

Plus Mezzanine Storage - 4,585 sq.ft. (428 sq.m)

Unit 2, Bridge House - 5,664 sq.ft. (526 sq.m) (Gross Internal Area)

## PURCHASE PRICE

£2,175,000 subject to contract with vacant possession. We have been informed by the owners that VAT is not applicable on the purchase price.

## RATEABLE VALUE

The Valuation Office website indicates a 2023 Rateable Value of £77,500. Rate in the £ for 2022/23 is 51.2p.

## ENERGY PERFORMANCE RATING

Bridge House: G - 152

Unit 2, Bridge House: E - 106

## LEGAL COSTS

The purchaser is to be responsible for all parties legal costs incurred in this transaction.

**VIEWING** - By appointment with the Sole Agents:-

**Duncan Bailey Kennedy**  
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