



Commercial Property Consultants

Offices at High Wycombe and Marlow
For details of all available properties visit our website

PROPERTY PARTICULARS

Preliminary Particulars

FREEHOLD OFFICE WITH PRIVATE PARKING

**CROWN HOUSE
LONDON ROAD, LOUDWATER
HIGH WYCOMBE, BUCKS HP10 9TJ**



1,195 sq.ft. (111.05 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. 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 the A40 just 400m from Junction 3 of the M40, with connections to London and Oxford. The town centre and mainline station is within 3 miles.

DESCRIPTION

The building is a semi-detached property, part of which is over two floors, and benefits from the following:-

- Kitchenette
- WC facilities
- Gas fired central heating
- Parking for up to 7 cars
- Potential for development (subject to planning)

ACCOMMODATION (All areas are approximate Net Internal)

Ground Floor - 850.35 sq.ft. (79 sq.m)
First Floor - 344.98 sq.ft. (32 sq.m)
TOTAL - 1,195 sq.ft. (111.05 sq.m)

FREEHOLD PRICE

£350,000.

RATEABLE VALUE

The Valuation Office website indicates a Rateable Value of £14,500. Rate in the £ for 2022/23 is 49.9 pence.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING - By appointment with the Joint Sole Agents:-

Duncan Bailey Kennedy
FAO: Adrian Dolan / Elliot Mackay
adriand@dbk.co.uk / elliottm@dbk.co.uk
Tel: 01494 450951

David Longmore
davidlongmore99@hotmail.co.uk



Ref: JKH/0623