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LETTINGS AGENCIES LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALES

### Commercial Property Consultants

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PROPERTY PARTICULARS

## LONG LEASEHOLD OFFICE INVESTMENT FOR SALE

86 Easton Street  
High Wycombe  
Buckinghamshire  
HP11 1LT



GRADE II LISTED PERIOD TOWN CENTRE OFFICES WITH PARKING

3,408 SQ FT / 317 SQ M

### **LOCATION**

The property is centrally located in Easton Street, approximately 200m from the town centre and mainline railway station which provides regular services to London Marylebone, Oxford and Birmingham.

### **DESCRIPTION**

The premises comprise an attractive Grade II Listed mid terrace building comprising various executive office suites arranged over three floors. The offices are laid out to modern standard with direct frontage to Easton Street. There is secondary access to the rear through St John's Court and the Courtyard. There are a total of 11 car parking spaces.

### **ACCOMMODATION**

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

<b>Basement</b>	23.31 m <sup>2</sup>	250.91 sq. ft.
<b>Ground Floor</b>		
Reception	14.79 m <sup>2</sup>	159.24 sq. ft.
Offices	107.22 m <sup>2</sup>	1,154.20 sq. ft.
Kitchen	5.00 m <sup>2</sup>	53.80 sq. ft.
<b>First Floor</b>		
Offices	140.08 m <sup>2</sup>	1,507.88 sq. ft.
<b>Second Floor</b>		
Offices	26.21 m <sup>2</sup>	282.17 sq. ft.
<b>Total</b>	<b>316.63 m<sup>2</sup></b>	<b>3,407.80 sq. ft.</b>

### **INVESTMENT SUMMARY**

The total annual income currently receivable from all of the tenancies is £37,354 per annum. This excludes the car parking. The premises are let on short term leases a number of which expire by the end of 2024 with Room 6 on the first floor expiring in February 2025. A full tenancy schedule is available on request.

### **LONG LEASEHOLD DETAILS**

The long lease is for a term of 125 years less 10 days from the 13th March 1983. There are 85 years unexpired as of this year. The rent is £1.00

### **PRICE**

Our clients seek offers of £595,000 for their long leasehold interest, plus VAT.

### **RATES**

The building currently has ten separate Rateables Values as of 1st April 2023 which can be viewed at [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

### **ENERGY PERFORMANCE RATING**

E-107.

## LEGAL COSTS

Each party is to be responsible for their own professional and legal fees.

## VIEWING

Strictly by appointment with the Sole Agents Duncan Bailey Kennedy:-



**Phillip Mawby / Tom Good**

**Email: [phillipm@dbk.co.uk](mailto:phillipm@dbk.co.uk) / [tomg@dbk.co.uk](mailto:tomg@dbk.co.uk)**

**Telephone: 01494 450951**

## SITE PLAN

