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PROPERTY PARTICULARS

FREEHOLD OFFICE INVESTMENT FOR SALE

48a High Street
Princes Risborough
Buckinghamshire
HP27 0AX



**SITUATED IN THE HEART OF
PRINCES RISBOROUGH TOWN CENTRE**

LOCATION

The property is situated to the rear of 50 High Street immediately off the characterful High Street which offers a range of shops including a M&S Foodhall, WHSmith and Costa as well as pubs and restaurants. The town also provides a Tesco Superstore and Market Square is home to a popular local market every Thursday. Transport links are excellent with Princes Risborough Station providing regular commuter services to London Marylebone and Oxford.

DESCRIPTION

The building is single storey and detached and is used as a printers. The accommodation includes a small storage area, kitchenette and WC. There are two allocated car parking spaces close to the property.

ACCOMMODATION

The premises provide the following accommodation measured on an approximate net internal area basis:

Offices: 49.45 m² / 532.30 sq. ft.

INVESTMENT SUMMARY

The premises are let to a printers at a rent of £8,000 per annum from 31st October 2019 with the lease expiring on 31st October 2025. The current lease is a lease by reference to an earlier lease dated 19th July 2002. The lease is inside the Landlord & Tenant 1954 Act.

PRICE

Our clients seek £215,000 for their freehold interest. The property is elected for VAT.

DUE DILIGENCE

Any interested parties will be required to provide company information and proof of funds to comply with anti money laundering legislation.

RATES

The VOA Rateable Value as of 1st April 2023 is £4,450. Rate in the £ for 23/24 is 49.9p

ENERGY PERFORMANCE RATING

TBC

LEGAL COSTS

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

VIEWING

By appointment with the Sole Agents Duncan Bailey Kennedy:-



Phillip Mawby / Tom Good

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