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**PROPERTY PARTICULARS**

# FREEHOLD MEDICAL & RESIDENTIAL INVESTMENT FOR SALE

31-33 Amersham Hill  
High Wycombe  
Bucks  
HP13 6NU



**SALE AND LEASE BACK OF ORTHODONTIST PRACTICE  
INCLUDING NEWLY CONVERTED FLATS AND FURTHER DEVELOPMENT  
OPPORTUNITY**

## **LOCATION**

The premises are prominently located on Amersham Hill, within walking distance of High Wycombe Train Station and the town centre.

## **DESCRIPTION**

The property comprises a detached building with accommodation over four floors. The first and second floors have recently been converted into three two-bedroom flats and have been finished to a high standard throughout. These are all vacant and being marketed by a local residential agent. Each of the flats is accessed via a communal staircase from Amersham Hill and shared only with the flat occupants. There is one parking space provided with each flat at the rear of the property.

The ground floor and lower ground floor are currently owner occupied by Octagon Orthodontists with a total of three surgeries on the ground floor and three surgeries on the lower ground floor. There are ancillary areas on both floors and each floor is capable of being let separately. The orthodontics is fitted out to a high standard throughout.

To the rear of the building is parking on two levels which is accessed from Amersham Hill with the road shared with the adjoining owner of 35 Amersham Hill. This provides up to 12 car parking spaces on two levels. The spaces at the lower level are partially situated in an undercroft area to provide storage facilities. The ground floor and first floor accommodation can be independently let in the future if desired to enable conversion of either of the floors, or both, into residential accommodation.

The planning consent for the property includes the conversion of the ground floor and we understand that two flats can still be provided without obtaining a further planning consent.

## **ACCOMMODATION**

Lower Ground Floor                      1,277 sq ft / 118.63 sq m  
Three surgeries, reception,  
waiting room, office, WC's,  
staff area

Ground Floor                              1,424 sq ft / 132.33 sq m  
Reception/waiting room,  
entrance lobby, three surgeries,  
office, x-ray room

First Floor  
Flat 1 – Two bed, two bath      664 sq ft / 61.69 sq m  
Flat 2 – Two bed, two bath      774 sq ft / 71.91 sq m

Second Floor  
Flat 3 - Two bed, two bath      1,054 sq. ft / 97.92 sq m

Floor plans are available on request.





### **PRICE & TERMS**

Our client seeks £1,750,000 for their freehold interest to include the commercial premises and all three residential flats. VAT is not applicable.

Alternatively our client seeks £850,000 for the freehold and commercial parts of the premises, subject to the long leasehold interests in the flats been sold separately.

The freehold of the commercial premises and Flat 3 are available at £1,175,000. Flats 1 & 2 are currently under offer separately.

The intention is for our client to take a lease back of the ground and lower ground floor simultaneously with the sale of the property at a rent in the region of £60,000 per annum on terms to be agreed.

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

### **DUE DILIGENCE**

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

### **ENERGY PERFORMANCE RATING**

C-55

### **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 / Adrian Dolan / Tom Good**

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