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PROPERTY PARTICULARS

**FREEHOLD FOR SALE
INDUSTRIAL / WAREHOUSE / TRADE COUNTER
INVESTMENT**

Unit 9 Central Park Business Centre
Bellfield Road, High Wycombe
Bucks, HP13 5HG



LET TO TUCKER FRENCH LTD

**LOCATED ON AN ESTABLISHED TRADE PARK ESTATE NEXT TO
THE TOWN CENTRE**

LOCATION

The property is situated on Central Park Business Centre which is an established trade park on the edge of High Wycombe town centre, adjacent to Morrisons superstore, and near to the A40. Junction 4 of the M40 is approximately two miles north.

DESCRIPTION

The premises are used as a plumbing and heating trade counter, which includes offices, warehouse and trade counter to the ground floor with ancillary offices to the first floor. There is an extensive mezzanine floor providing additional storage accommodation.

The unit is constructed with brick elevations with profile steel cladding above. There is ample parking and possible scope to extend the warehouse accommodation subject to the necessary planning consents being obtained.

ACCOMMODATION

The premises comprise the following approximate Gross Internal Areas:

Ground Floor:

Offices/	
Trade Counter	62.11 sq.m / 668.55 sq.ft
Warehouse	148.45 sq.m / 1,597.86 sq.ft

First Floor:

Offices	27.98 sq.m / 301.17 sq.ft
Total	238.53 sq.m / 2,567.58 sq.ft



INVESTMENT SUMMARY

The premises are currently let to Tucker French Limited for a term of 20 years from 31st January 2014 with 5 yearly upwards only rent reviews, with the last rent review settled at £38,000 equating to approximately £14.80 per sq.ft. The lease is inside the Landlord & Tenant Act 1954 Part II.

PURCHASE PRICE

Our client seeks £625,000 for their freehold interest. VAT is not applicable.

DUE DILIGENCE

To comply with our legal responsibilities for Anti-Money Laundering it will be necessary for the successful bidder to provide company information, identification and proof of funds before the deal is completed.

RATES

The Valuation Office website indicates that the 1st April 2023 Rateable Value for the property is £26,000. Rate in the £ for 23/24 is 49.9p.

ENERGY PERFORMANCE RATING

C-72.

VIEWING - By appointment with the Sole Agents Duncan Bailey Kennedy:



Tom Good / Phillip Mawby
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EG Radius Leaderboards

PLAN

