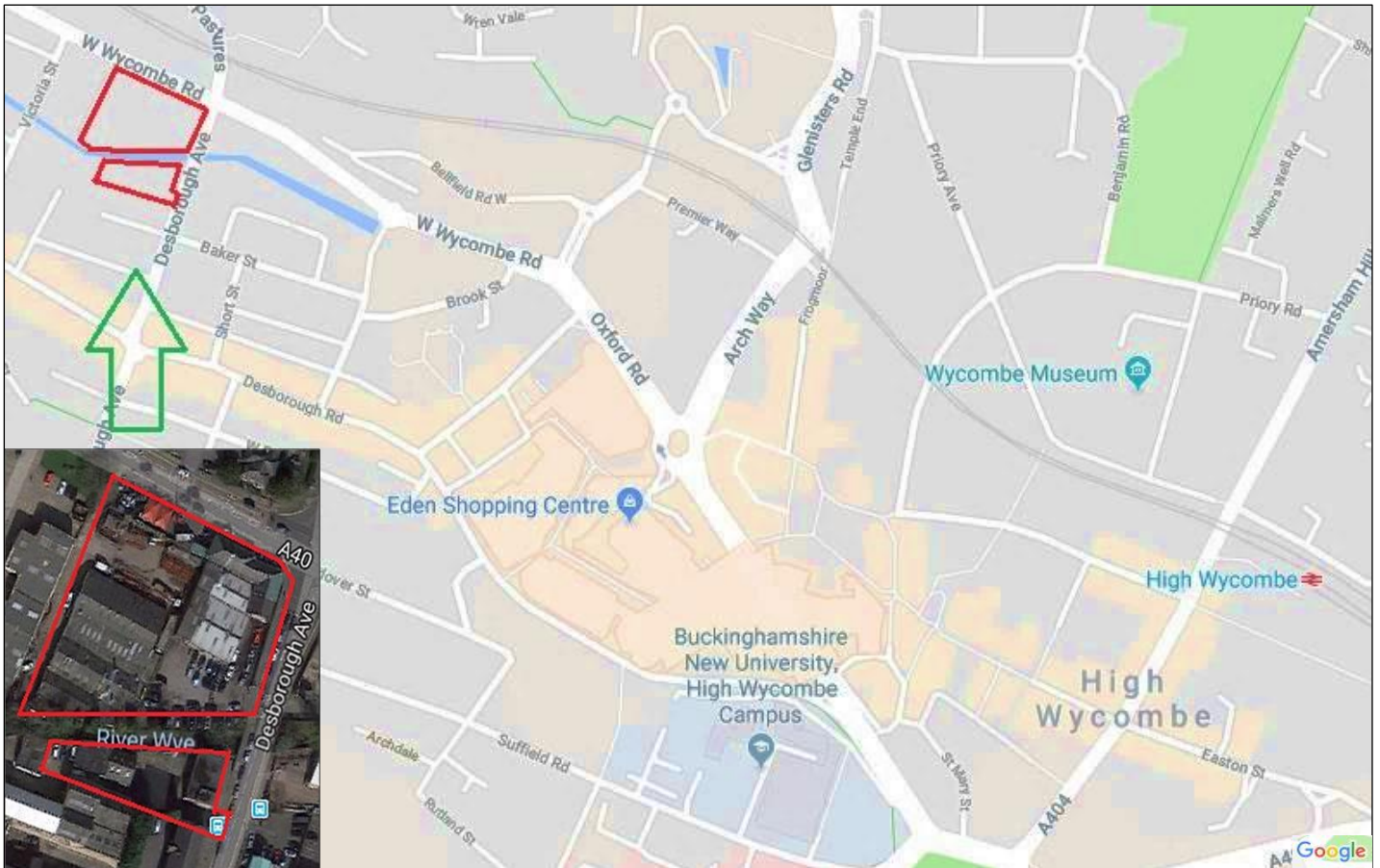


PRIME DEVELOPMENT SITE (STP)

West Wycombe Road/Desborough Avenue, High Wycombe, HP11 2RN



SITE EXTENDING TO JUST OVER 1.5 ACRES

FREEHOLD FOR SALE

Sales Lettings Acquisitions Rent reviews Lease renewals Valuations Management Investments Building surveys Schedules of dilapidations Rating
Duncan Bailey Kennedy LLP. Company number OC417099.

Location:

The site is situated on the junction of West Wycombe Road (A40) and Desborough Avenue approximately half a mile to the west of the town centre. The total area of the site extends to approximately 1.29 acres north of the River Wye and 0.23 acres to the south.

The town centre provides most major shopping outlets, as well as pubs, restaurants, cinema and theatre. The Eden Shopping Centre is within a 5 minute walk.

High Wycombe has excellent transport links with regular trains to London Marylebone, Oxford and Birmingham. The town also benefits from good road communications with the site being situated approximately 1½ miles to the north of Junction 4 of the M40 providing quick access to London and a direct link to Junction 16 of the M25.

Heathrow Airport lies approximately 20 miles to the southeast.

Central London is approximately 30 miles to the east.

Accommodation:

Currently used as a light industrial estate including self-contained offices, with access points off Desborough Avenue and West Wycombe Road. The units are of varying types of construction and would need substantial expenditure to bring them to modern standards, hence the opportunity to redevelop for a variety of uses, subject to planning. All units are fully let producing an income of approximately £170k pa. Vacant possession of all units can be achieved within 6 months of completion.

Site	Floor Area (sq.ft) from VO
Corner Site & Fairfield Works	
West Wycombe Road – building	2,009
West Wycombe Road – land	N/A
Unit 1, Desborough Avenue	3,346
Unit 2, Desborough Avenue	3,508
Unit 3, Desborough Avenue	1,424
Parking	N/A
Unit 1, Fairfield Works	8,362
Unit 2, Fairfield Works	4,114
Unit 3, Fairfield Works	2,577
Garland Works	
MBS (Harmoni) House	2,172
Unit D, Garland Works	855
Unit E, Garland Works	883

Site Plan:



Approximate boundaries are edged red

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Pre-application Advice:

Advice was sought in 2014 with Wycombe District Council and details are in the data-room. In principle a residential-led mixed use development would be encouraged under Policy HW2. Other planning uses may also be considered.

Data-room provides:

Title Documents; Leases; Tenancy Schedule; Replies to Enquiries; Type 2 Asbestos Surveys; EPCs; Flood Risk Assessment; Ecology Survey; Environmental Survey, Pre-application Advice

Proposal: Offers Sought for the Freehold Interest, Price on application

VAT: VAT will be applicable

For further information, please contact sole agents Duncan Bailey Kennedy:



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