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PROPERTY PARTICULARS

RETAIL & RESIDENTIAL FREEHOLD INVESTMENT FOR SALE

198-200 CRESSEX ROAD
HIGH WYCOMBE
BUCKS
HP12 4UB



SITUATED ON A BUSY LOCAL PARADE

COMPRISING A RETAIL UNIT AND FOUR FLATS



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LOCATION

The property is situated in a prominent location on the junction of Cressex Road and New Road, High Wycombe adjoining a petrol station, with a Tesco convenience store, Dominos and a Lloyds Pharmacy nearby.

Junction 4 of the M40 is approximately ½ mile to the south east with High Wycombe town centre approximately 1 mile to the north east. Cressex Business Park is ¼ mile to the north.

ACCOMMODATION

This comprises retail premises with self-contained residential accommodation on first and second floors. There is also off road free parking to the front. Floor plans are available on request.

198/200 - Ground Floor Retail 2,577 sq. ft. /ITZA 1241 sq. ft.

198 - First and second floor, 2 bedroom flat

200a - First and second floor, 1 bedroom flat

200b – First floor, 1 bedroom flat

200c – First floor, bed-sit

TENANCIES

	Tenant	Lease	Comments
Ground	Ladbrokes Betting & Gaming Ltd (Co. No. 00775667) Trading as Coral Bookmakers	5 years FRI from 04/07/2020	Coral are paying £22,500 p.a.
198 first floor / second floor, 2 bed flat	Private individual	Sold by way of long lease Current ground rent £200 p.a.	110 years from 30/06/2017. Ground rent £200 p.a. rising to £400 p.a. from 30/06/2037 to 30/06/2067, £800 p.a. from 30/06/2067 to 30/06/2097 and £1,000 p.a. for remainder of term
200a first floor / second floor, 1 bed flat	Vacant	Vacant	Undergoing works following tenancy end
200b first floor, 1 bed flat	Private individual	AST from 22/05/2021 @ £6,600 p.a.	A rent deposit of £634 is held.
200c first floor bed sit	Private individual	@ £3,600 p.a.	No formal agreement, but a new AST on same terms is proposed. A rent deposit of £300 is held.

Total Income £32,900 p.a



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ENERGY PERFORMANCE RATING:

Ground floor shop	D	76
Flat 198	E	54
Flat 200a	E	50
Flat 200b	E	44
Flat 200c	E	41

PRICE:

Our clients seek £620,000 for their freehold interest.

VAT:

Is not applicable to this sale.

VIEWING – Strictly by appointment with Sole Agents:

Duncan Bailey Kennedy LLP
Tom Good / Elliot Mackay
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