



Commercial Property Consultants

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PROPERTY PARTICULARS

PUBLIC HOUSE & RESTAURANT

FOR SALE

**KING WILLIAM IV
HAMPDEN ROAD
SPEEN
BUCKS HP27 0RU**

LOCATION

Centrally located in this attractive village, ideally situated in the Chiltern Hills. High Wycombe is approximately 3 miles to the south and Princes Risborough a similar distance to the north. The property overlooks the village cricket square and playing field.

ACCOMMODATION

The property was built in the 17th Century with a more recent single storey extension to the side. It provides:

Cellar (useable space)	920 sq. ft.
Ground Floor – Bar, restaurant, kitchen, stores & WCs	1,173 sq. ft.
First Floor – Residential	
3 rooms, utility, bathroom & WC	
Second Floor – Residential	
2 further rooms	

The total useable area is approximately 2,475 sq. ft.

To the front is a large graveled car park plus a side garden area.



FREEHOLD

Offers in excess of £825,000 are sought.

FIXTURES/FITTINGS

To be agreed by negotiation.

VAT

It is understood that VAT is not applicable in relation to this matter.

EPC Rating – Not applicable, as Listed building.

LEGAL COSTS

Each party to pay their own costs.

VIEWING

The pub/restaurant is no longer trading so any viewings must be by appointment only and arranged through sole agents.

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