



**Commercial Property Consultants**

Offices at High Wycombe and Marlow  
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**PROPERTY PARTICULARS**

*Preliminary Particulars*

**FOR SALE FREEHOLD**

**TOWN CENTRE RETAIL INVESTMENT  
WITH UPPER FLOORS**

**22 QUEENS SQUARE  
HIGH WYCOMBE  
BUCKS HP11 2DF**



**1,610 sq.ft. (149.57 sq.m) approximate Net Internal Area**

## **LOCATION**

The property is situated in an excellent position within High Wycombe town centre, close to numerous national multiple retailers and between the Eden and Chilterns Shopping Centres main footfall entrances.

High Wycombe is a busy commuter town located on the A40 and within 30 miles of London.

## **DESCRIPTION**

The property provides a former ground, first and second floor retail unit which has recently been refurbished to provide an attractive ground floor shop with upper parts which has been converted to residential.

The first floor has been sold on a new long lease, £200 per annum ground rent. The second floor two bedroom flat let for a term of 1 year from 26/05/2019, paying a rent of £10,200 per annum.

The ground floor lease has been assigned to Phoenix Vapes Ltd until 18/05/2027, paying a rent of £25,000 per annum exclusive.

## **PROPOSAL**

Our client seeks £525,000 for their Freehold interest, subject to contract. Plus VAT if applicable

**ENERGY PERFORMANCE RATING:** C – 58 (retail unit).

## **LEGAL COSTS**

Each party to bear their own legal costs involved.

**VIEWING** – By appointment with the Sole Agents:-

**Duncan Bailey Kennedy**  
**Will Janes / Jim Sheldon / Tom Good**  
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