



Commercial Property Consultants

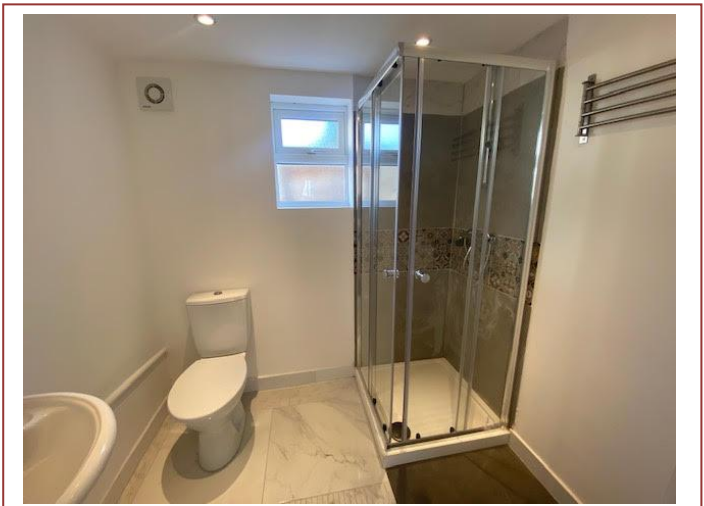
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

**UNIQUE OFFICE / BUSINESS UNIT
FULLY REFURBISHED TO A HIGH STANDARD**

**1a CHAPEL STREET
DOWNLEY
HIGH WYCOMBE, BUCKS
HP13 5XH**



FOR SALE

268 sq.ft. (24.88 sq.m) approximate Gross Internal Area

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy, Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The property is a detached office / business unit, Chapel Street being just off Downley High Street, approximately one mile from High Wycombe town centre and Chiltern Railway station.

DESCRIPTION

A former store of brick elevations under a pitched roof, providing fully refurbished office accommodation. The building is currently vacant and available for sale.

ACCOMMODATION (Approximate Gross Internal Area)

Ground Floor

General Office

Kitchen

WC/Shower Room

Total Ground Floor - 24.88 sq.m (268 sq.ft.) Approximate Gross Internal Area

FEATURES

- Electric heating
- Double glazed windows and doors
- Laminate flooring
- Fully fitted kitchen
- WC and shower facilities

PRICE

The freehold interest is offered for sale, seeking offers in the region of £125,000 subject to contract. We understand that VAT is not applicable in this case.

BUSINESS RATES

The Valuation Office website indicates a 2017 Rateable Value of £1,950. Rate in the £ for 2021/2022 is 49.0p.

NB. Small Business Relief may be applicable.

VIEWING – By appointment with the Sole Agent:

Duncan Bailey Kennedy

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