

The Frost Partnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land



FREEHOLD INVESTMENT FOR SALE

11 & 11A PENN ROAD, HAZLEMERE, HIGH WYCOMBE,
BUCKS, HP15 7LN

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The Frost Partnership has a network of offices in the Chilterns and Thames Valley

The Frost Partnership is the trading name of J.C. Frost & Co. Surveyors (Thames Valley) Ltd. Registered Office: 55 Station Road Beaconsfield HP9 1QL
Registered in England Reg. No. 3027213 VAT Registration No. 636 1078 47

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LOCATION

Ground floor lock-up shop currently let to Ladbrokes together with self-contained clinic accommodation at first and second floors over let to Javaani Limited.

Set within the popular Hazlemere crossroads location with direct frontage and limited car parking to Penn Road being approximately 2.5 miles northeast of the High Wycombe town centre.

To the north of the village is the hamlet of Holmer Green itself which is in the civil parish of Little Missenden.

ACCOMMODATION

Ground Floor

Clearing trading sales space	94.18 sq m
2 no. WCs incorporating disabled facility	-
Kitchen	5.37 sq m
Total	99.55 sq m (1,071 sq ft)

First Floor

Reception & treatment rooms	54.97 sq m
Kitchen	4.10 sq m

Second Floor

Treatment room	11.14 sq m
Total	70.21 sq m (756 sq ft)

Externally

Single lock-up garage to rear.

OCCUPATIONAL LEASES/PASSING RENTALS

11 Penn Road

Currently let under the terms of a full repairing and insuring lease to Ladbrokes Betting & Gaming Limited for a term of years expiring on 28th September 2027. The current passing rent is in the amount of £19,000 per annum exclusive for the length of the term.

11a Penn Road

Currently held under the terms of a full repairing insuring lease by Javaani Limited (private clinic) for a term of 10 years from 18th September 2019 at a rental of £8,000 per annum exclusive with provision for same to be reviewed with effect from 18th September 2024.

TERMS

Available freehold subject to the current occupation.

RATES

11 Penn Road - Rateable Value: £15,000

11a Penn Road - Rateable Value: £5,600

Uniform business rate in the pound for the financial year commencing 1st April 2023 is currently fixed at a standard multiplier of 51.2 pence per pound of rateable value.

VAT

The property is not registered for VAT purposes.

EPC'S

11 Penn Road - B Rating - valid until 18th June 2033.

11a Penn Road - E Rating - valid until 5th September 2032

PRICE

Offers invited in the region of £400,000 for this compact local investment.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment via sole agents:-

FROST COMMERCIAL - 01494 680909

SUBJECT TO CONTRACT

Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent "The Frost Partnership" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.