

## FREEHOLD FOR SALE

## INCOME PRODUCING COMMERCIAL BUSINESS YARD

**TOTAL SITE AREA APPROX 1.75 ACRES**

**R/O 22-24 CHAPEL ROAD  
FLACKWELL HEATH  
HP10 9AB**



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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

The business yard is situated on the southern side of Chapel Road, Flackwell Heath. The yard benefits from its own private access direct from Chapel Road itself and totals approximately 1.75 acres to include the estate road.

Flackwell Heath is a village in the civil parish of Chepping Wycombe on the outskirts of the nearest major town being High Wycombe. There is ready access to junction 3 of the M40 motorway which gives ready access to the M25, London Heathrow Airport and the national motorway network generally. In addition, High Wycombe railway station on the Chiltern line links with London Marylebone (journey time approximately 30 minutes).

## ACCOMMODATION

The various units which are a mix of modern and older style workshop units provide the following accommodation:

### Block A

Modern unit capable of sub-division into 5 individual units      196.30 sq m

### Block B

Older style timber built units      94.94 sq m

### Block C

Associated 4 no. lock-up garages      41.81 sq m

### Block D

Older style brick built units      27.19 sq m

Yardage available for open storage - part used currently for car sales

## SERVICES

Mains electricity and water are connected to the site via the vendor's residential premises and all units are separately sub-metered. The utilities will need to be separated by the purchaser. The yard has its own cesspit.

## CURRENT INCOME

Current income circa £153,000 per annum with potential to increase to circa £175,000 as double unit MOT trader is currently owner occupied and could therefore be leased at a full market rental.

## TENURE

All units save for part owner occupation are let on informal licences.

## PLANNING

The existing uses on site are permitted in planning terms by a Certificate of Lawful Use issued by Wycombe District Council on 15<sup>th</sup> October 2014 (copy available upon request).



### GUIDE PRICE

£1,975,000 subject to contract.

### VAT

The property is not registered for VAT purposes.

### EPC

To be confirmed.

### LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

### VIEWING

**Strictly by prior appointment with the Joint Sole Agents:**

**Robert Currie FRICS  
The Frost Partnership  
01494 680909**

**Adrian Dolan  
Duncan Bailey Kennedy  
01494 450951**

**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.

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. Subject to Contract.

**SCHEDULE OF INCOME**  
**R/O 22-24 CHAPEL ROAD, FLACKWELL HEATH, HP10 9AB**

Occupiers	Accommodation	Rents Payable per Calendar Month
Mechanics	5 units	£2,750 plus service charge (electricity, water, skip, etc.)
Used Car Sales	Office, Valeting Bay + Outside Parking Space	£3,000 plus service charge (electricity, water, skip, etc.)
Glaziers	Outside Parking Space only	£1,500
Glaziers	3 Units	£2,800 plus service charge (electricity, water, etc.) they have their own skip
Private Individual	Small Storage Unit for personal Storage	£200
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Bike Recovery Co	1 Unit	£300
Bike Recovery Co	Lean to Timber Store next to MOT Bay	£800
Electrical Co	1 Unit for storage only	£200 - VACANT
MOT Bay	2 Units – currently occupied by vendor	Scope to achieve minimum of £1,000 pcm or run the business currently generating £5,000 pcm with potential to increase to £10,000 pcm.
Owner occupied	1 Unit for storage	£150 - VACANT
Mobile Mechanic	Small area for outside parking only	£400

There is also a large unit which comprises 2 storage areas and is occupied by the vendor but could be rented out at circa £2,000 pcm.



Site area approx. 1.75 acres, to include the estate road.