

LANDWOOD
GROUP

Upon the instructions
of the Receivers, FRP
Advisory Trading Limited

FRP

17-19 FROGMOOR

High Wycombe HP13 5DQ

FOR SALE

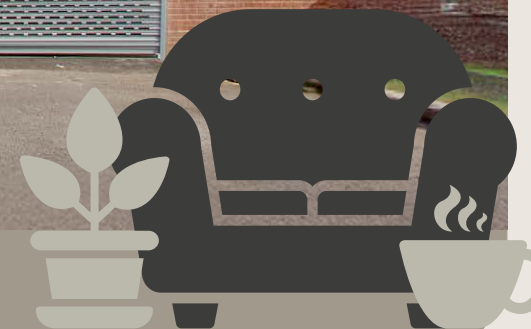
A new build development of 14 apartments
and ground floor commercial unit.

Partially let and producing an income of
circa **£214,800p.a.** with the opportunity to
increase to **£266,000p.a.** once remaining
vacant units are let.

ENTER



We are instructed to seek offers of £3,500,000 for the freehold interest, STC. This reflects a net initial yield of 7.06% based on the property being fully let, after allowing purchaser costs of 7.7%. The gross yield on the current income is 6%.



KEY CONSIDERATIONS

LOCATION

DESCRIPTION

ACCOMMODATION

TENANCIES

EPC

FURTHER INFORMATION

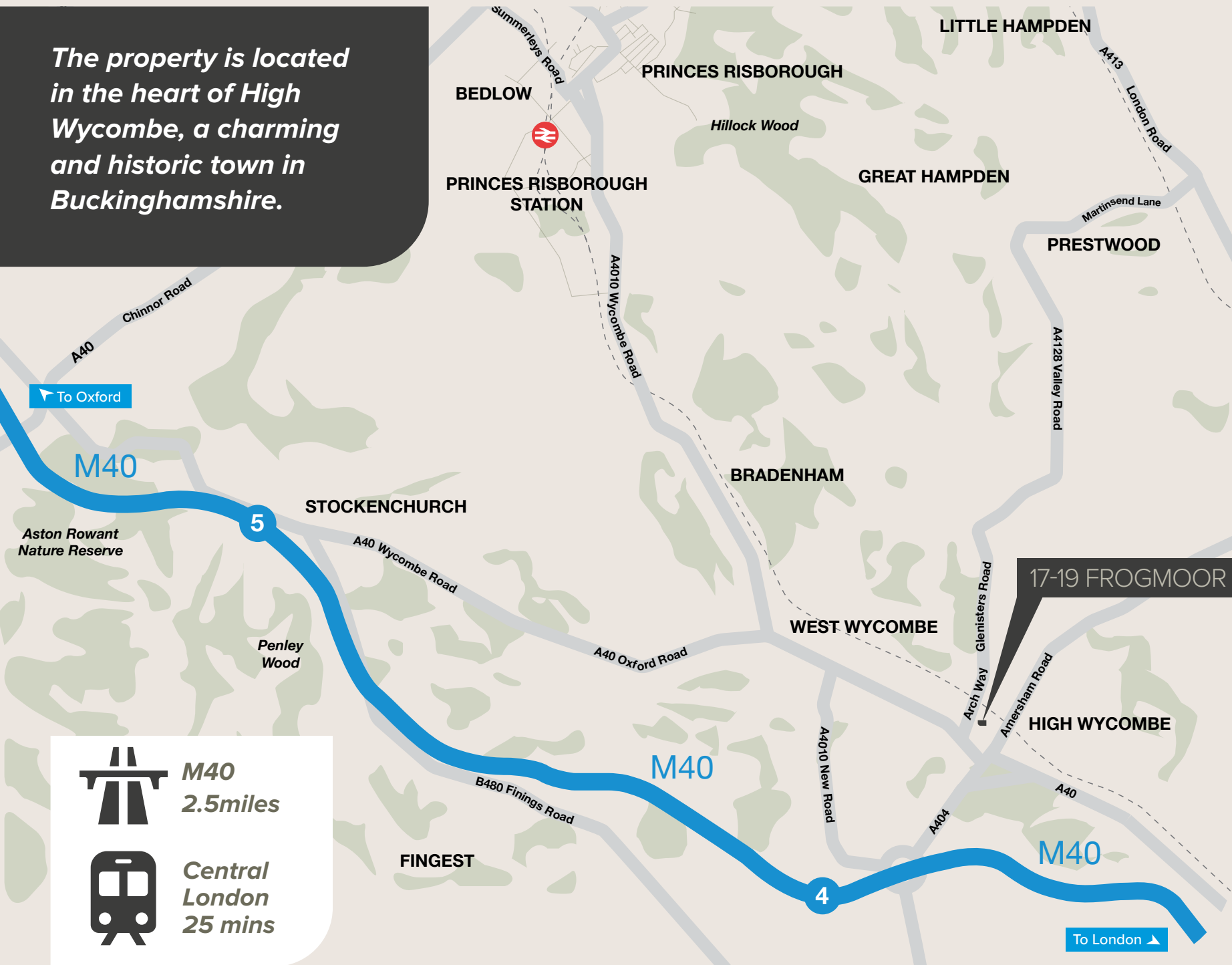
KEY CONSIDERATIONS

- Mixed use development comprising 14 brand new luxury apartments finished to a high specification.
- The development comprises five one bedroom apartments, nine two bedroom apartment and a ground floor commercial unit suitable for a variety of uses.
- Newly completed development and partially let, providing an asset management opportunity to let the remaining units and increase income.
- Current income is £214,800p.a. with market rent in the region of £266,000p.a.
- Within the heart of High Wycombe, amongst a range of amenities and less than a mile from High Wycombe railway station.
- Rail services to central London within 25 minutes.
- The development features secure parking, a video entry system, a lift and balconies.
- Total floor area is 9,300 sq.ft.
- Inviting offers in the region of £3,500,000.

17-19 FROGMOOR

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The property is located in the heart of High Wycombe, a charming and historic town in Buckinghamshire.



M40
2.5miles



**Central
London**
25 mins

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LOCATION

The property is located in the heart of High Wycombe, a charming and historic town in Buckinghamshire. There are retailers, leisure facilities, restaurants and public green spaces within a stones throw from the property making the area appealing to both residential and commercial occupiers.

Beyond the town are the Chiltern Hills which is an area of Outstanding Natural Beauty, offering an ideal escape from the hustle and bustle of the town.

The town is a commutable distance from Central London with rail services to Paddington available within 25 minutes. The M40 is within 2.5 miles from the property which provides access Oxford, Birmingham and to the M25. Heathrow Airport is around 22 miles from the subject (30 minutes drive).



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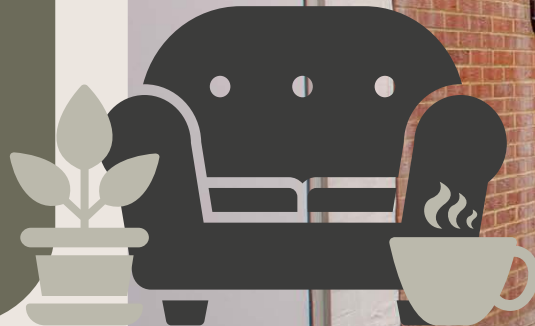
DESCRIPTION

The subject property comprises a newly constructed mixed-use development arranged over ground, first, second, and third floors.

The commercial unit is suitable for a variety of uses as it is currently vacant and situated on the ground floor with frontage onto Frogmoor. It is in a shell condition providing flexibility for future occupiers.

There are 14 apartments in total comprising five one-bedroom and nine two-bedroom units. Eleven of these apartments benefit from private balconies, accessible from the open-plan kitchen/reception areas. The windows and balcony doors are double glazed and aluminium framed. The apartments are finished to a high specification, incorporating Howdens kitchens with Bosch appliances, and stylish bathrooms with marble effect tiles.

The development benefits from video entry system, a lift, cycle storage room, and five secure undercroft parking spaces are provided on the ground floor, accessible via a side road to the north of the property off Frogmoor.



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ACCOMMODATION

The property has the following approximate gross internal area:

Unit	Floor	Bedroom	Balcony	Sq ft
Apartment 1	Ground	1 bed	No	602
Apartment 2	First	1 bed	Yes	495
Apartment 3	First	2 bed	Yes	592
Apartment 4	First	2 bed	Yes	624
Apartment 5	First	1 bed	Yes	548
Apartment 6	First	2 bed	No	700
Apartment 7	Second	1 bed	Yes	495
Apartment 8	Second	2 bed	Yes	592
Apartment 9	Second	2 bed	Yes	624
Apartment 10	Second	1 bed	Yes	548
Apartment 11	Second	2 bed	No	700
Apartment 12	Third	2 bed	Yes	645
Apartment 13	Third	2 bed	Yes	654
Apartment 14	Third	2 bed	Yes	871
TOTAL				8,690

Commercial				610
TOTAL				9,300



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TENURE

The property is held under a single freehold title number BM410830.
Opportunity to sell the units off individually.

TENANCY

The following rents are being achieved:

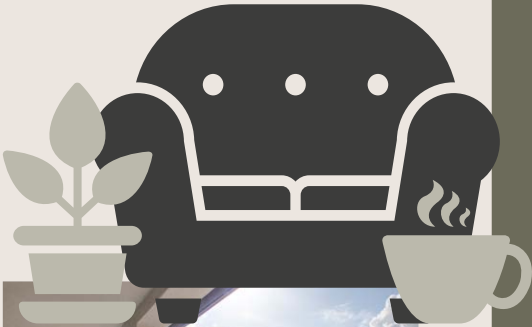
Flat	Rent PCM
Commercial	To Let for £1,458
1	To let £1,250
2	£1,350
3	£1,500
4	£1,500
5	£1,350
6	£1,550
7	£1,350
8	£1,550
9	£1,500
10	£1,350
11	To Let for £1,600
12	£1,600
13	£1,650
14	£1,650
Total PCM	£17,900
Total PA	£214,800

The market rent once fully let will be £266,000p.a.



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EPC

The properties have the following EPC ratings:

Flat	EPC Rating
Commercial	C
1	C
2	C
3	C
4	C
5	C
6	C
7	C
8	C
9	C
10	C
11	D
12	C
13	C
14	C

DATA PACK

Access to all relevant data can be provided upon request. Information is as follows: Leases / Title / Floorplans / EPC / Final Building Control Certificate.



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LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which may be applicable.

**LANDWOOD
GROUP**

VIEWINGS

Strictly by appointment.

Amy Selfe
0161 967 0122
amy.selfe@landwoodgroup.com

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