

Tel: 01844 261121
Web: www.fieldscommercial.co.uk
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FIELDS

commercial property
land and new homes

For Sale

11 Duke Street, Princes Risborough, HP27 0AT



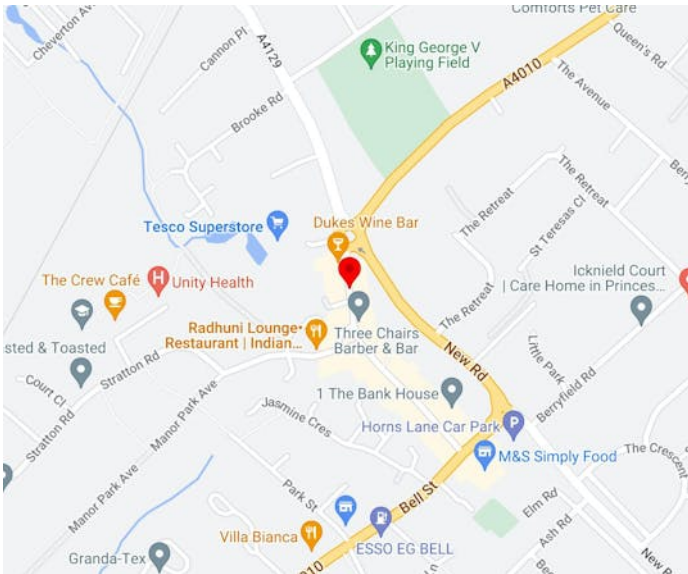
**A Rarely Available Freehold Retail Unit Suitable For Both Occupiers
And Investors**

**Size: 369 Sq Ft
Price: £145,000**

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Features:

- Excellent frontage
- Open plan retail area
- small patio to the rear
- Recently upgraded services
- Rarely available
- Great location

EPC - EPC exempt - EPC has been commissioned, will be available in less than 28 days

Location

Duke Street is ideally located between the large Tesco store and the High street in the centre of this popular town.

Princes Risborough is midway between Thame, Aylesbury and High Wycombe. Access to the M40 is located at junction 6, approx. 7 miles away.

Description

The property comprises of a compact shop with a one bedroom flat above.

The retail premises is split with a retail area of approx. 292 Sq ft and a kitchenette, storage area and W/C measuring approx. 77 Sq ft. There is also a small patio to the rear of the retail unit.

The flat is accessed down a side passage way and up the staircase to the rear, it comprises of 1 bedroom and also has a garden.

The Flat was sold off on a 99 year lease arrangement with approx. 54 years remaining, there is a ground rent of £50 per annum.

Rates

The property lies with the rating area of Wycombe, accord to which the rateable value is as follows:

Rateable Value - £6,000

Small Business rates relief applies, should your business qualify.

Terms

Freehold is available

GUIDE PRICE £145,000

Viewing

Strictly by appointment with the agent.

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