

# HIGH WYCOMBE TOWN CENTRE FREEHOLD INVESTMENT FOR SALE



## MIXED RETAIL / RESIDENTIAL INVESTMENT OPPORTUNITY

24 A, B & C White Hart Street

**High Wycombe**

Bucks

HP11 2HL

**3,549 Sq.Ft. (329.71 Sq.M.) Approx area**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | High Wycombe office 01494 341530



## Location

The property is situated within the heart of High Wycombe town centre, adjacent to one of the Eden Shopping Centres main entrances and within walking distance of the bus depot and the mainline railway station providing direct services into London Marylebone.

## Description

The property comprises two retail units 24A & 24B White Hart Street, arranged over ground and basement floors, with self contained residential accommodation on 1st (two 1 bed flats ) and 2nd floors (one 1 bed & studio) above. The four flats are accessed via a separate entrance at 24C White Hart Street.

The ground floor commercial units are let on effective full repairing and insuring leases, the residential flats are all well presented and let on AST agreements. The property is fully let and produces a total gross income of £71,900 p.a.

## Price

The freehold is offered For Sale subject to the existing tenancies.

Guide Price: £900,000

## Legal Costs

Each party to bear their own professional and legal costs. The property is not elected to pay VAT.

## Business Rates & Council Tax

Rateable value 2023:

Shop A £13,750 per annum

Shop B £21,500 per annum

Council Tax: Band B

Confirmation can be provided by the billing authority Buckinghamshire Council if required.

## EPC

Unit	EPC Rating
24A	C 74
24B	B 43
24C Flat 1	D 70
24C Flat 2	D 67
24C Flat 3	C 74
24C Flat 4	C 69



## Viewing and further information

**Luke Bennett**

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**KEMPTON**

**CARR**

**CROFT**

PROPERTY CONSULTANTS

## Tenancy Schedule

White Hart Street	Floor Area sq.ft.	Tenant	Lease Start	Lease Expiry	Rent	Comment
<b>24A</b>	G - 369	Z. Mahmood T/A Ani's Collection	5 Years 7-Mar-21	6-Mar-26	£15,000	Outside 1954 Act
<b>24B</b>	G - 965 B - 618	B. Majeed A & M Textiles	10 Years 4-May-23	3-May-33	£20,000	Outside 1954 Act Rent Review 4-May-28
<b>Total Retail</b>	<b>1,952 N.I.A.</b>				<b>£35,000</b>	
<b>24C Flat 1</b>	1 <sup>st</sup> - 396 1 Bed	Private Individuals	31-Aug-23	30-Aug-24	£10,200	AST
<b>24C Flat 2</b>	1 <sup>st</sup> - 406 1 Bed	Private Individuals	7-Dec-20	6-Dec-21	£8,700	AST Holding Over
<b>24C Flat 3</b>	2 <sup>nd</sup> - 412 1 Bed	Private Individuals	6-Nov-21	5-Nov-24	£9,000	AST
<b>24C Flat 4</b>	2 <sup>nd</sup> - 383 Studio	Private Individuals	27-Jun-23	26-Jun-24	£9,000	AST
<b>Total Residential</b>	<b>1,597 G.I.A.</b>				<b>£36,900</b>	
<b>TOTAL PROPERTY</b>	<b>3,549 NIA/GIA</b>				<b>£71,900</b>	

*Note:- Information provided by a third party and interested parties should verify this as part of their due diligence. Further information available on request.*

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