

ASKING PRICE

£1,100,000

Marlow Road

High Wycombe, HP14 3PF

PROPERTY SUMMARY

Freehold Public House & Hotel situated on a very large parcel of land extending to over 29,500 sqft. The existing public house is based over 2 floors and comes with a large garage and parking for over 30 cars, the Public House has been vacant for over 5 years and is in need of modernisation.

The site offers great scope to potential developers to convert and extend the existing building in to flats or a complete knockdown re-build.

Located of Marlow Road in High Wycombe, a quiet suburban area, with great parks and local shops near-by, with links in to London Via the M40.

The vendor is only entertaining unconditional offers.

scl-land

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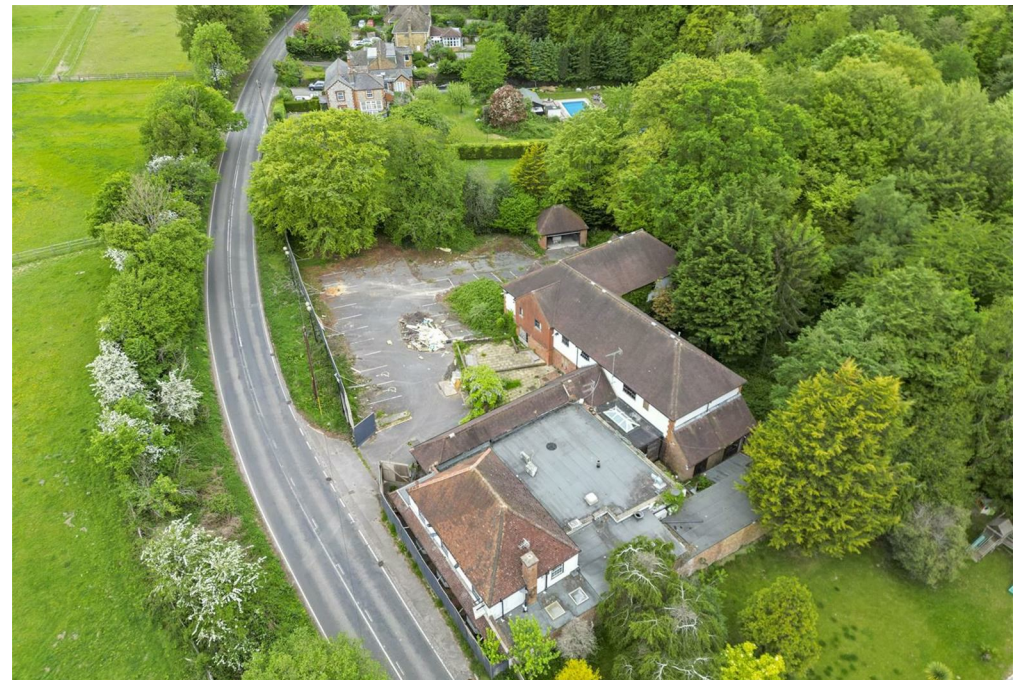


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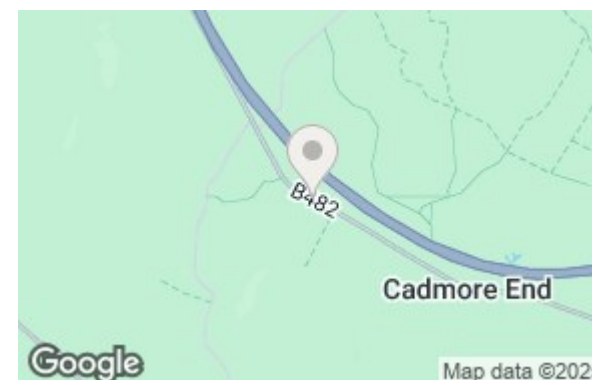
LOCAL AUTHORITY
Buckinghamshire Council

TENURE
Freehold

COUNCIL TAX BAND
Exempt

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GROUND FLOOR PLAN -

**Shaw
& Co**
ESTATE
AGENTS

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