



66-68 High Street
Great Missenden, Buckinghamshire



Details



PROPERTY PROFILE

- Grade II Listed double fronted shop/office for sale with the advantage of allocated parking to the rear.
- Beautifully finished inside and out with exposed timbers and lots of character.
- Extensively refurbished in 2000 with upgrades including lighting and air conditioning.
- The Old Classic red petrol pumps that have endeared many passers by are a real feature (refurbished and decommissioned).
- Currently Class E business use: Since 2000, the property has been used as offices and has potential for a change of use to residential subject to planning.
- The vibrant High Street has a rich association with the author Roald Dahl and the museum generates a strong footfall past the property.
- With close to 1,000 sq ft, there is a great usable footprint.
- To the rear is allocated parking as well as a small courtyard garden and rear access to the property.

Gary Hammond is pleased to offer an outstanding opportunity to acquire a distinctive double-fronted commercial property, which is currently presented as a single unit but readily divisible to separate units, prominently located on a bustling High Street in Buckinghamshire. Offered for sale with a guide price of £320,000, this property presents a unique blend of historical charm and modern functionality, making it an attractive proposition.

This characterful building is Grade II listed and was extensively refurbished in 2000, boasting a beautifully finished interior and exterior, complete with exposed timbers that add significant appeal. Modern upgrades include efficient lighting and air conditioning, ensuring a comfortable and productive environment. A truly iconic feature, the old classic red petrol pumps at the front have endeared many passers-by, creating a memorable landmark and drawing attention to the premises.

Currently configured as offices under Class E business use, the property offers a substantial usable footprint of close to 1,000 sq ft. Its versatile layout includes three reception areas, board room, and a kitchen, plus access to bathrooms and utilities, providing ample space for a variety of business operations. Furthermore, there is significant potential for a change of use to residential, subject to obtaining the necessary planning permissions, offering flexibility for future development.

The property enjoys a 999 year lease on units 66 & 68 from the year 2000 with the option to acquire 64A currently on a short lease until 2041 which could then be extended.

Guide Price: £320,000 for combined 66 & 68 High Street (64A by negotiation).

Location

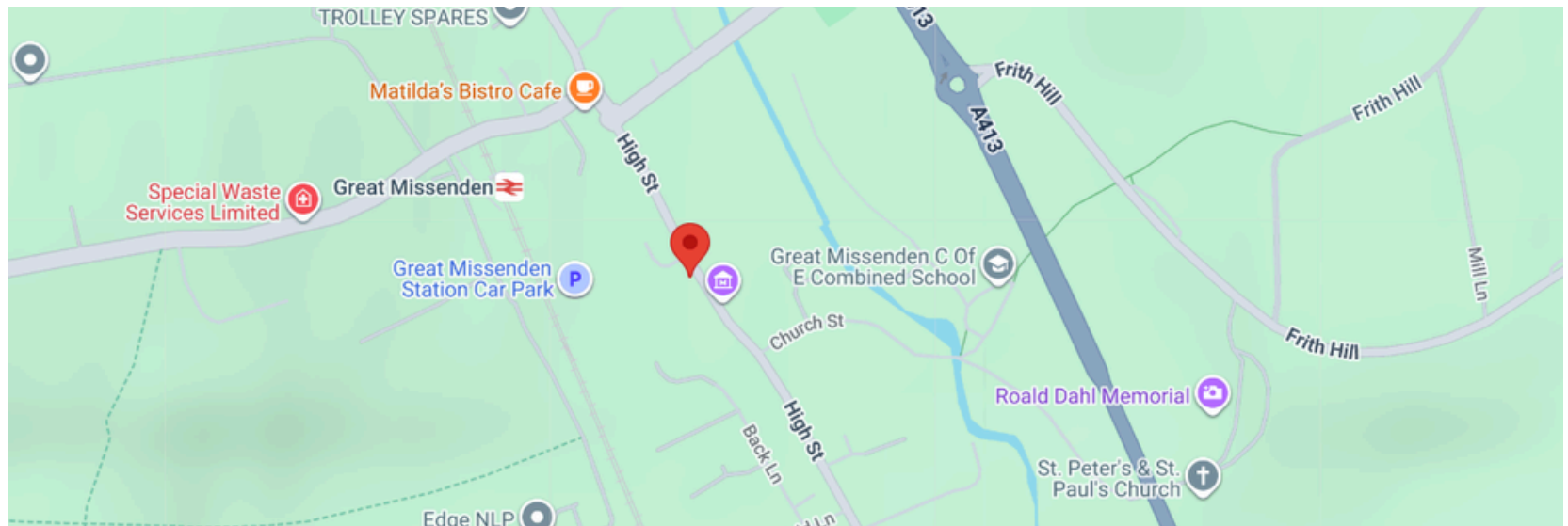
THE NEIGHBOURHOOD

The location is particularly advantageous. The vibrant High Street enjoys a rich association with the renowned author Roald Dahl and the popular Roald Dahl Museum, which consistently generates strong footfall past the property. This ensures excellent visibility and exposure for any business operating from this prime position.

Practical amenities are also well catered for. To the rear of the property, there is the invaluable benefit of allocated parking, a significant advantage in a High Street location. Additionally, a small courtyard garden and convenient rear access enhance the property's functionality and appeal. This combination of prominent High Street presence, characterful interior, modern facilities, and practical parking makes this an exceptional commercial offering. 5 minute walk from the Chiltern Line (London Marylebone).

This property represents a rare chance to own a piece of local heritage with considerable commercial and residential potential. Early viewing is highly recommended to fully appreciate the unique qualities and opportunities this Buckinghamshire gem presents.

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Buckinghamshire,
HP16 0AN





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Approximate Gross Internal Area = 103.2 sq m / 1,111 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Gary Hammond
Managing Partner, Chiltern Hills Region

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☎ 01494 313565

🖱 www.fandpagency.com

✉ gary@fandpagency.com



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