



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS

THE DOLLS HOUSE CHURCH ROAD PENN, BUCKS HP10 8LN

FREEHOLD MIXED-USE INVESTMENT WITH POTENTIAL



FLOOR AREAS

Main office:	274 sf
Mezz over:	89 sf
Separate office:	134 sf
Kitchen:	46 sf
Lobby/hall:	80 sf
Further office:	133 sf
Store off Kitchen:	23 sf
Total:	779 sf

TERMS

Guide Price £425,000 for the freehold interest with vacant possession of the offices and the ground rent income only from the two long-leaseholds.

LEGAL COSTS

Both parties' legal costs to be borne by the purchaser.

EPC TBA

VIEWINGS Strictly by appointment.

Further information: philip@pmcd.co.uk

LOCATION

The premises are located in a prominent position on the corner of Church Road and Elm Road (B474) in the centre of Penn. The location is predominantly residential, with some good pubs and a handful of useful shops. The B474 connects Penn with Beaconsfield and Hazlemere.

DESCRIPTION

The property comprises a ground floor currently in office use, divided into four areas including a kitchen and with a feature mezzanine office. There is a first floor flat, sold off on a long-leasehold with approx. 99 years unexpired at a ground rent of £5 p.a. and our client wishes to retain a further corner office on a long-leasehold basis.

We believe the premises to have the potential for conversion into a single residential unit subject to a successful outcome of a Prior Notification under Permitted Development rules. Interested parties must take their own advice and satisfy themselves on this aspect.



Subject to contract 08/2018