

PROPERTY PARTICULARS**FOR SALE OR TO LET**

**KING WILLIAM IV
HAMPDEN ROAD
SPEEN
BUCKS
HP27 0RU**

WITH A3 RESTAURANT USE



Sales Lettings Acquisitions Rent reviews Lease renewals Valuations Management Investments Building surveys Schedules of dilapidations Rating

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Partners: Adrian Dolan MA MRICS Phillip Mawby BSc (Hons) MRICS ACI Arb
Consultant: Stephen Bailey-Kennedy FRICS

LOCATION

Centrally located in this attractive village, ideally situated in the Chiltern Hills. High Wycombe is approximately 3 miles to the south and Princes Risborough a similar distance to the north. The property overlooks the village cricket square and playing field.

ACCOMMODATION

The property was built in the 17th Century with a more recent single storey extension to the side. It provides:

- Cellar (useable space) – 920 sq.ft
- Ground Floor – bar, restaurant, kitchen, stores & WCs - 1,173 sq.ft
- First Floor – residential, 3 rooms, utility, bathroom & WC
- Second Floor – residential, 2 further rooms

The total useable area is approximately 2,475 sq.ft

To the front is a large graveled car park plus a side garden area.

LEASE

Our clients will let the premises by way of a new 15 year FRI lease at a rental of £60,000 per annum.

FREEHOLD

Alternatively, our clients will sell the freehold for £900,000

FIXTURES/FITTINGS/GOODWILL

To be agreed by negotiation.

VAT

It is understood that VAT is not applicable in relation to this matter.

EPC Rating – Not applicable, as building is grade II listed.

LEGAL COSTS

Each party to pay their own costs.

Further details, information and viewings by appointment with sole agents:-

Duncan & Bailey-Kennedy

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SITE PLAN



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