

Commercial Property Consultants

The Mews, 20 Amersham Hill, High Wycombe, Bucks, HPI3 6NZ (Registered Office). Tel: +44 (0)1494 450951

The Old Barrel Store, Draymans Lane, Marlow, Bucks. SL7 2FF. Tel: +44 (0)1628 484343



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

Consultant:



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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

FAO: Stephen Bailey-Kennedy / Tom Good / Jim Sheldon e-mail: steveb@dbk.co.uk / tomg@dbk.co.uk / jims@dbk.co.uk Tel: 01494 450951

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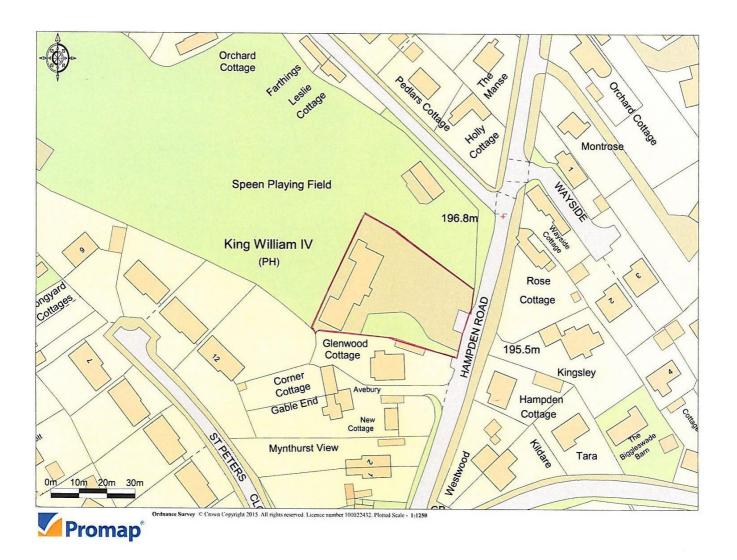
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SITE PLAN



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