

QUEENSMEAD ROAD, LOUDWATER, HIGH WYCOMBE, BUCKS HP10 9XA



FORMER RBL HALL WITH D1 USE, POTENTIAL FOR REDEVELOPMENT (SUBJECT TO PLANNING) FOR SALE



DESCRIPTION

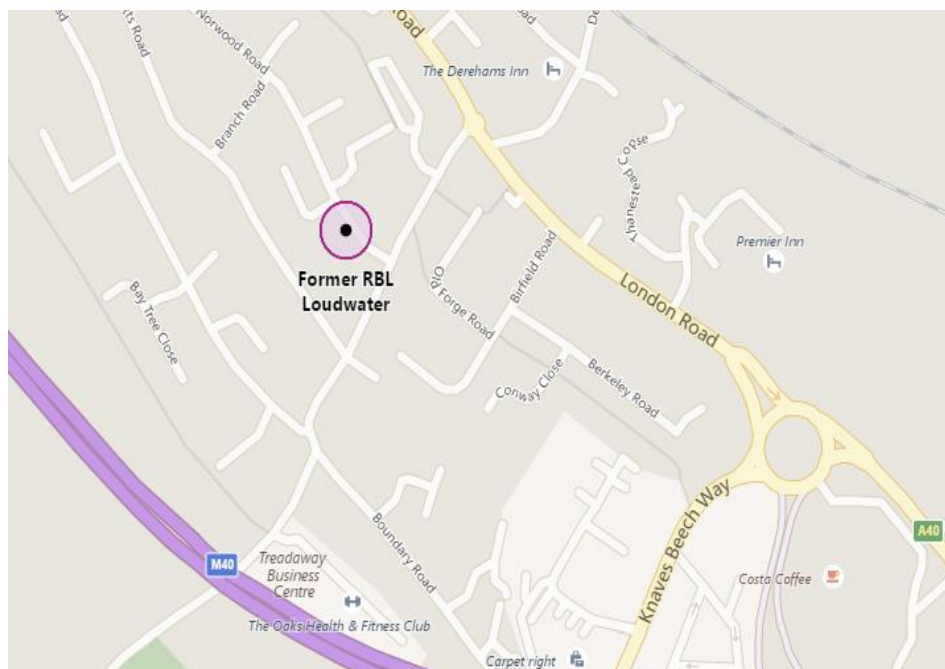
The property is a detached two storey building with 6 parking spaces.

There is a reception area with male & female WC's, stairs to 1st floor to access the main bar with double doors leading to the main hall. From the main hall there is a small kitchen with separate storage area and a further 2 rooms with WC's. To the front of the 1st floor there is an additional bar area and further storage.

From the main bar there is a hatch to the cellar area and a goods lift serving all floors.



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LOCATION

The property fronts on to Queensmead Road which is accessed from Station Road in the High Wycombe suburb of Loudwater.

Junction 3 of the M40 is 0.5 miles away and High Wycombe railway station is 3 miles away with a regular service to London Marylebone.

The surrounding area is a mix of commercial and residential property with a Tesco Superstore at J3 of the M40 and local shops, pubs and open space nearby.

PLANNING

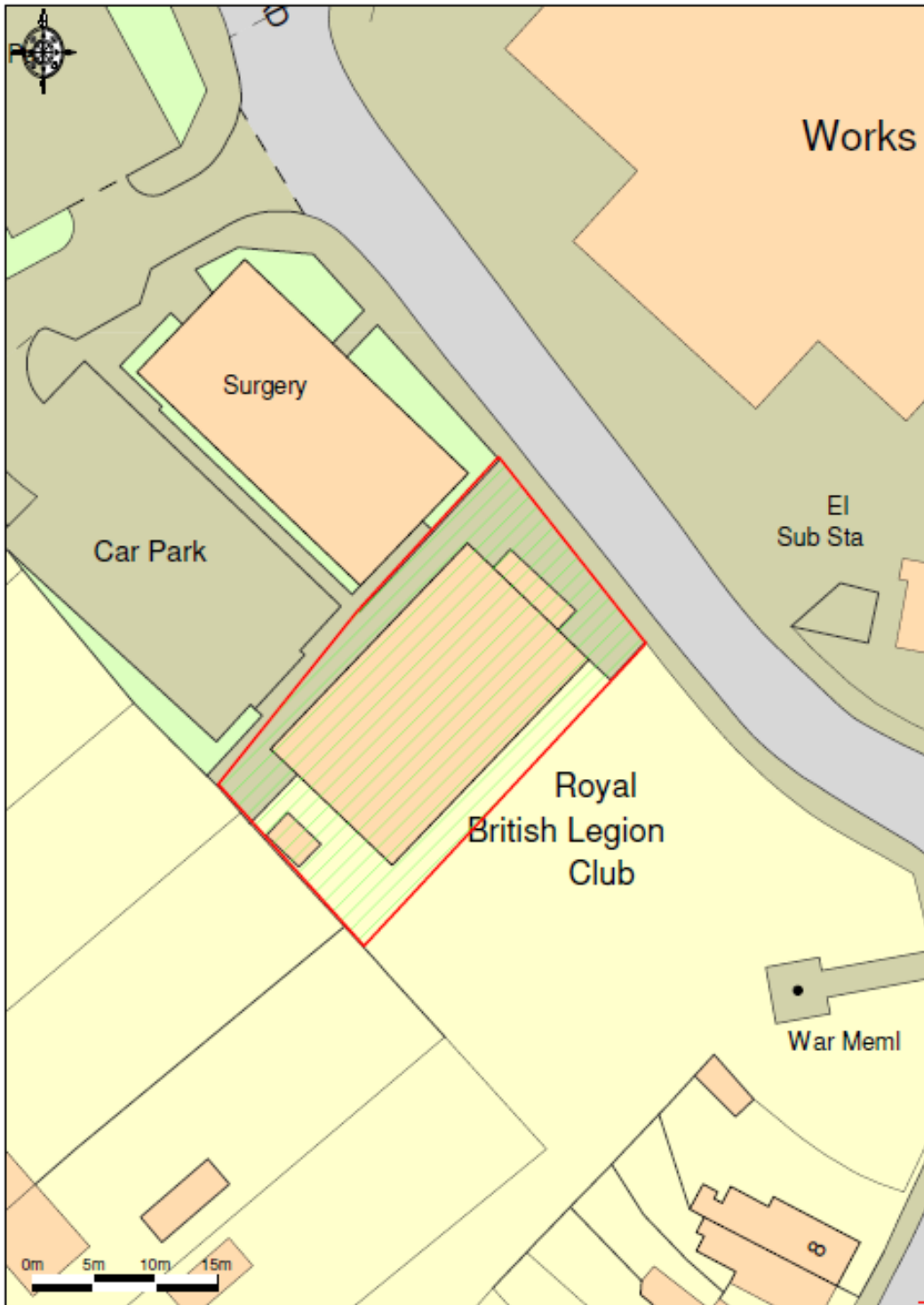
The property benefits from an existing D1 use.

Planning permission will be required for any change to this.

SCHEDULE OF AREAS

Ground Floor	304.8M ² – 3,281 Ft ²
1 st Floor	129.5M ² – 1,395 Ft ²
Total	434.3 M² – 4,676 Ft²

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EPC

Energy Performance Rating: C51
Reference Number: 9442-3083-0631-0400-7005

TENURE

Freehold

PRICE

Offers in excess of £700,000

RATES

RV 2017: TBC

SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

LEGAL COSTS

Each party will bear their own legal costs.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

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