



# deriaz campsie

commercial property consultants | chartered surveyors

## FOR SALE

## SELF-CONTAINED FREEHOLD OFFICES WITH DEVELOPMENT POTENTIAL



- Wall mounted A/C Units
- Electric Radiators
- Fluorescent lighting
- Carpeted

**2 High Street, Lane End, High  
Wycombe, HP14 3JF**

SELF-CONTAINED FREEHOLD OFFICES WITH  
DEVELOPMENT POTENTIAL

[www.deriazcampsie.com](http://www.deriazcampsie.com)

**T: 01628 495500**



deriaz campsie

commercial property consultants | chartered surveyors

## Property

**2 High Street, Lane End, Bucks, HP14 3JF**

- **Location**

Lane End is a picturesque village being located close to both Marlow (Approximately 5 miles away) and High Wycombe. There is easy access to the M40 motorway at Junction 4 Handy Cross. High Wycombe mainline station provides an 18 minute service in to London Marylebone

- **Description**

Comprising a self-contained detached office building laid out over ground and first floors with own entrance. The accommodation is laid out as a number of smaller offices and open plan area. There is a WC and Kitchen at first floor level.

### Accommodation

Ground Floor	459 SQ FT (42.64 SQ M)
First Floor	300 SQ FT (27.87 SQ M)

<b>TOTAL</b>	<b>759 SQ FT(70.50 SQ M)</b>
--------------	------------------------------

- **Terms**

We are offering the freehold with vacant possession at £325,000.

- **Rates**

We are verbally advised by Wycombe DC that the rates are as follows:  
Ground Floor - £5,500 pa, First Floor - £3,650 pa. Please make your own enquiries.

- **Legal Costs**

Both parties to pay their own legal costs.

- **VAT**

The property is not elected for VAT

- **Viewing**

Strictly by appointment through Deriaz Campsie  
Contact - Mark Potter  
T: 01628 495510  
E: mark.potter@deriaz.co.uk

[www.deriazcampsie.com](http://www.deriazcampsie.com)

**T: 01628 495500**

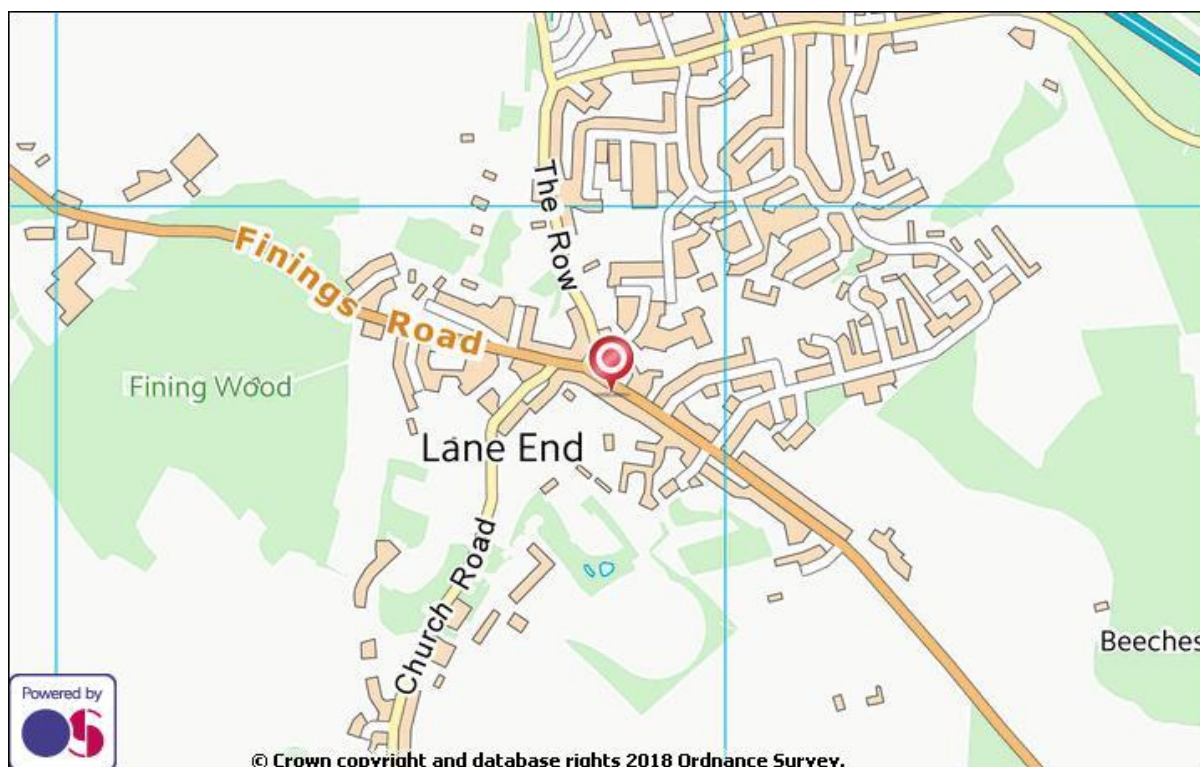


deriaz campsie

commercial property consultants | chartered surveyors

Property

2 High Street, Lane End, Bucks, HP14 3JF



#### Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

#### Disclaimer

Campsie Ltd for themselves and for the Vendors or Lessors of the property whose Agent they are give notice that: I) these particulars are given without responsibility of Campsie Ltd or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; II) Campsie Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and any other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; III) no employee of Campsie Ltd has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; IV) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; V) Campsie Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

[www.deriazcampsie.com](http://www.deriazcampsie.com)

T: 01628 495500

Windsor Office | Suite 3, First Floor Queen Anne's Court, Oxford Road East, Windsor, SL4 1DG  
Marlow Office | The Courtyard, 60 Station Road, Marlow, SL7 1NX