

FOR SALE

1,924 Sq.Ft. (178.74 Sq.M.)



Dingocroft, High Street, Downley, High Wycombe, Buckinghamshire, HP13 5XJ

RETAIL UNIT SUITABLE FOR A VARIETY OF USES

- Open Plan Ground Floor Accommodation
- Lower Ground Floor With Natural Light
- Enclosed Rear Garden
- Suitable For a Variety of Uses (S.T.P.)
- Parking To The Front



High Wycombe
01494 341530

DINGOCROFT, HIGH STREET, DOWNLEY, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 5XJ

Location & Description

Dingocroft is prominently positioned on Downley High Street, approximately 2 miles west of High Wycombe town centre. The property benefits from its position within an established local centre, with a range of shops, cafés and everyday amenities nearby.

High Wycombe provides excellent transport links, with Junction 3 of the M40 approximately 3 miles away and direct rail services to London Marylebone.

The Ground Floor provides open plan accommodation, with kitchen and WC facilities to the rear. Stairs can also be found to the rear which provide access to the lower ground floor, which benefits from natural light, and rear exit, providing access to an enclosed garden area.

The unit is currently occupied by a motor trade parts retailer who have been trading from this site for the past 40 years, offering a rare opportunity to the market.

This opportunity would suit a variety of uses including medical, destination retail, dark kitchen / takeaway / restaurant, and could also be suitable for residential redevelopment (STP).

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor	1,237	114.92
Lower Ground	687	63.82
TOTAL	1,924	178.74

Price & Terms

Guide Price £300,000

Sold with the benefit of Vacant Possession.

The floor areas have been provided by the vendor.

The title number has been requested from Land Registry, as not currently shown on the online database.

Anti-Money Laundering

To comply with our legal responsibilities as marketing agents, under Anti-Money Laundering law, it will be necessary for the successful purchaser to provide various documentation such as identification and proof of funds before the sale can progress.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

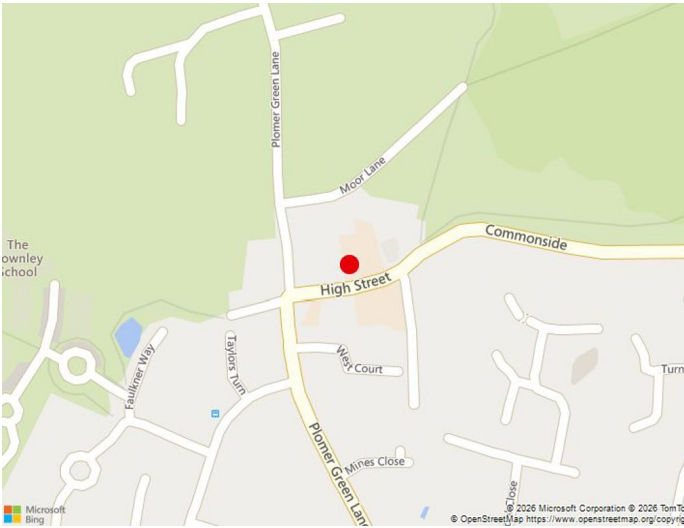
All figures quoted are exclusive of VAT which may be chargeable.

Energy Performance Rating

F-140

Viewing Arrangements:

Please contact sole agents for further information.



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