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FOR SALE

Development Opportunity



199 Desborough Road High Wycombe HP11 2QL

The property has potential for residential development with a retail frontage to
Desborough Road

Alternatively, the property offers scope for added value and investment income from HMO,
retail/A3 and parking

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



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Location	<p>The property is situated on the south side of Desborough Road approximately 200 metres of High Wycombe town centre. The property is in a mixed commercial and residential area. The property is situated approximately 50 metres from the junction with Desborough Avenue which provides a main distributor access to M40 Junction 4 at Handy Cross.</p>
Description	<p>The property was formally known as the Desborough Arms Public House prior its conversion to an A3 food and drink outlet and student accommodation. The semidetached property is arranged over ground and first floor with basement storage having brick elevations under a tiled roof. A single storey front extension fronting Desborough Road comprises the food and drink outlet. There is a tarmac access drive flanking the eastern boundary providing vehicular access to a rear car park. Also, to the rear is an L shaped 1.5 storey brick and tiled outbuilding. The rear boundary abuts West End Road but there is no dropped kerb or rear access.</p>
Accommodation	<p>The property currently comprises</p> <ul style="list-style-type: none">14 bedroom HMOTakeaway A3 outlet 588 sq ftBasement storage 335 sq ftThe rear outbuilding not measured <p>Ground floor residential: lounge/TV room, kitchen, 6 single bedrooms and 1 double bedroom with ensuite, one shower room and WC</p> <p>First floor residential: lounge/TV room, kitchen, 6 single bedrooms and 1 double bedroom with ensuite, one shower room and WC</p> <p>Amenities</p> <ul style="list-style-type: none">UPVC double glazed windowsGas fired central heating <p>Floorplans of the residential accommodation are available</p> <p>The car park provides approximately 12 car spaces</p>
Terms	<p>Freehold for sale with vacant possession, offers sought in region of £1.5m</p>

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Rates	Retail unit RV £13,750
EPC	TBC
Legal Costs	Each to bear their own costs
VAT	Not applicable
Viewing	Strictly by appointment through sole agents Deriaz Campsie Paul Deriaz T: 01628 495506 E: paul.deriaz@deriazcampsie.com



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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.commercialleasecode.co.uk

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