

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

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Location 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

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.

Description 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 assess 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.

Accommodation The property currently comprises

14 bedroom HMO

Takeaway A3 outlet 588 sq ft
Basement storage 335 sq ft
The rear outbuilding not measured

Ground floor residential: lounge/TV room, kitchen, 6 single bedrooms and I

double bedroom with ensuite, one shower room and WC

First floor residential: lounge/TV room, kitchen, 6 single bedrooms and I

double bedroom with ensuite, one shower room and WC

Amenities

UPVC double glazed windows Gas fired central heating

Floorplans of the residential accommodation are available

The car park provides approximately 12 car spaces

Terms Freehold for sale with vacant possession, offers sought in region of £1.5m

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Rates Retail unit RV £13,750

EPC TBC

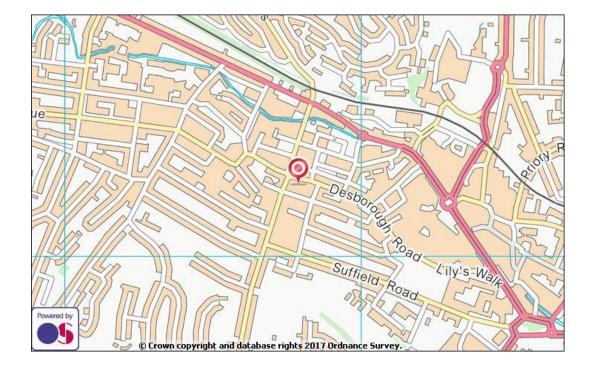
Legal Costs Each to bear their own costs

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

tenancy agreement. The Code is available through professional institutions and trade associations or through the website - www.commercialleasecodeew.co.uk

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