



Situation

Occupying a prominent trading position in the pedestrianised thoroughfare at the junction with Church Street and Church Square adjoining the Cornmarket building, locally known as the 'Pepper Pot'. Nearby multiples include **Costa, WH Smith, Santander, Boots, HSBC, Metro Bank, Coral, Ask** and many more. In addition, there is an Outdoor Market along the High Street on Wednesdays.

High Wycombe is a popular market town located approximately 30 miles north-west of central London via the M40 with easy access to the M25 and national motorway network.

Property

A Grade II Listed corner building comprising a **Ground Floor Barber Shop** and **Basement** with separate side access to **2 Self-Contained Flats** at first and second floor level.

VAT is NOT applicable to this Lot

Freehold



Joint Auctioneers

Robert Irving Burns, 23/24 Margaret Street,
London W1W 8LF. Tel: 020 7637 0821
Ref: A. Reiff

Vendor's Solicitors

Unsworth Rose
Tel: 020 7483 4411 Ref: Belinda Jones
Email: belinda.jones@unsworthrose.co.uk

£37,680 per annum

The Surveyors dealing with this property are
John Barnett and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page



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Tenancies and Accommodation

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage (including return) 39'11" Internal Width 16'0" Shop Depth 32'2" Built Depth 37'0" WC Basement Approx. 367 sq ft (min. height 6'3")	Thebarbershops UK Limited (Having 13 branches)	10 years from 25th March 2011	£21,000	FRI Rent Review March 2016 (Outstanding)
First Floor Flat	1 Bedroom, Living Room, Kitchen, Bathroom/WC	2 Individuals	1 year from 8th August 2017	£8,340	AST Holding Over
Second Floor Flat	1 Bedroom, Living Room, Kitchen, Bathroom, WC	2 Individuals	1 year from 8th April 2017	£8,340	AST Holding Over
				Total: £37,680	