



SITUATION

Close to the junction with Lower Road, amongst a variety of independent retailers serving the surrounding residential area. There is a **free public car park directly opposite on Mill Lane**.

Chinnor is an attractive village, located on the border of the Chilterns (Area of Outstanding Natural Beauty), approximately 8 miles north-west of High Wycombe, 13 miles south-east of Oxford and benefitting from easy access to the M40 (Junction 6).

PROPERTY

A substantial detached building comprising a **Ground Floor Double Shop plus a Single Shop** with separate front and rear entrances to **10 Self-Contained Flats** on rear ground and first floor level.

The property benefits from a front drive-in access to rear parking for residents (**up to 13 spaces**).

The shops benefit from a free public car park directly opposite, on Mill Lane.

VAT is applicable to this Lot

FREEHOLD

Note 1: There may be potential for additional residential development to the rear building at second floor level, subject to planning.

Note 2: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have Been served on the lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to the auction.



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£11,975 p.a. plus Vacant Shop

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 4 (Double Shop)	Gross Frontage 31'8" Internal Width 27'8" narrowing at rear to 12'6" Shop & Built Depth 64'10" WC	G. Dyer (with 2 guarantors) t/a The Biker Bean Coffeehouse	5 years from 24th November 2023	£10,500	IRI plus capped service charge of £1,500 p.a. Mutual Break Nov. 2026. £2,625 Rent Deposit held.
No 4a (Single Shop)	Gross Frontage 16'8" Internal Width 24'11" (max) Shop & Built Depth 24'3" WC			VACANT	Previously let at £8,500 p.a. Lessees have just vacated following lease expiry.
Flats 1-9 Nicholls House	9 Flats – Not Inspected	Various	Each 125 years (less 3 days) from 1st January 2005	£1,125 (Doubling in 2030 and every 25 years thereafter)	Each Effectively FRI by way of service charge.
Flat 10 Nicholls House	1 Flat – Not Inspected	Individual	125 years from 25th June 2021	£350 (Fixed)	Effectively FRI by way of service charge.
				Total: £11,975 plus Vacant Shop	

Rear of the Property



Interior view of No.4



Interior view of No.4

