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PROPERTY PARTICULARS

**198/200 CRESSEX ROAD  
BOOKER  
HIGH WYCOMBE  
HP12 4UB**



**FREEHOLD SHOP AND FLAT INVESTMENT**



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**LOCATION**

Situated in a prominent location, adjoining an ESSO petrol station, with a Tesco convenience store and a Lloyds Pharmacy nearby.

Junction 4 of the M40 is approximately ½ mile to the south east with High Wycombe town centre approximately 1 mile to the north east. Cressex Business Park is ¼ mile to the north.

**ACCOMMODATION**

This comprises retail premises with self-contained residential accommodation on first and second floors. There is also off road free parking to the front.

198/200 - Ground Floor Retail 2,577 sq. ft. /ITZA 1241 sq. ft.

198 - First and second floor, 2 bedroom flat

200a - First and second floor, 3 bedroom flat

200b – First floor, 1 bedroom flat

200c – First floor, bed-sit

**TENANCIES**

	<b>Tenant</b>	<b>Lease</b>	<b>Comments</b>
Ground	Ladbrokes Betting & Gaming Ltd (Co. No. 00775667) Trading as Coral Bookmakers	5 years FRI from 25/12/2020 @ £22,500 p.a.	Coral are holding over paying £29,200 p.a. until new lease commences .
198 first floor / second floor, 2 bed flat	Mr & Mrs A Keckes	Sold by way of long lease Current ground rent £200 p.a.	110 years from 30/06/2017. Ground rent £200 p.a. rising to £400 p.a. from 30/06/2037 to 30/06/2067, £800 p.a. from 30/06/2067 to 30/06/2097 and £1,000 p.a. for remainder of term
200a first floor / second floor, 3 bed flat	Abdul Muneeb	A new AST is to be put in place for 12 months from a date to be agreed at a rent of £9,000 p.a.	A rent deposit of £750 is held.
200b first floor, 1 bed flat	L Anderson Esq & Ms C Ryman	AST from @ 30/06/2020 £6,300 p.a.	A rent deposit of £605 is held.
200c first floor bed sit	J Levcak Esq	@ £3,600 p.a.	No formal agreement, but a new AST on same terms is proposed. A rent deposit of £300 is held.

**Total gross Income  
 £41,600 p.a. from  
 25/12/20. Current gross  
 income £48,300 p.a.**



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**ENERGY PERFORMANCE RATING:**

Ground floor shop	(263m <sup>2</sup> )	D	76
Flat 198	(68m <sup>2</sup> )	E	54
Flat 200a	(67m <sup>2</sup> )	E	50
Flat 200b	(68m <sup>2</sup> )	E	44
Flat 200c	(32m <sup>2</sup> )	E	41

**PRICE:**

Our clients seek £725,000 for their freehold interest.

**VAT:**

Is not applicable to this sale.

**VIEWING – Strictly by appointment with Sole Agents:**

**Duncan Bailey-Kennedy LLP**  
**Tom Good / Stephen Bailey-Kennedy**  
[tomg@dbk.co.uk](mailto:tomg@dbk.co.uk) / [steveb@dbk.co.uk](mailto:steveb@dbk.co.uk)  
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