

Town Centre Retail & Residential Investment **FOR SALE**



EDEN SHOPPING CENTRE AND BUS STATION NEARBY

130-132 Desborough Road

High Wycombe

Bucks

HP11 2PU

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Location

The investment is situated within the town centre of High Wycombe opposite the Gas Works development, within walking distance of the main line railway station providing services to London Marylebone, bus station and numerous independent retailers/takeaway food operators on Desborough Road. Eden Shopping centre is in very close proximity with multiple national retailer and restaurants within. High Wycombe is well positioned, offering good transport links via the M40.

Description

A terraced brick built period property. The accommodation includes two self-contained ground floor retail units, and two first floor self-contained two bedroom maisonettes. 4 car parking space to rear.

Commercial Tenancy Summary

130 Desborough Road: Let (7th October 2025) to Cake Box on a FRI 15 year lease with no break. Current rent payable is £12,500 per annum exclusive with rental increase this year to £13,000 and upward only market rent review at the end of the fifth year.

Energy Rating E-125

132 Desborough Road: Let (30th September 2015) to Lynena Polish Restaurant on a FRI 10 year lease with break clause September 2018, which has not been exercised. Current rent payable is £11,000 per annum exclusive with rental increase at year 3 to £11,750 and upward only rent review at the end of the fifth year.

Energy Rating C-74

Residential Tenancy Summary

130a Desborough Road: 2 bedroom maisonette to be let on assured shorthold tenancy agreement, lease commencement date 1st May 2018 for a 6 month initial term.

Rental income of £10,800 per annum.

Energy Rating C-71

130b Desborough Road: 2 bedroom maisonette to be let on assured shorthold tenancy agreement, lease commencement date 1st May 2018 for a 6 month initial term.

Rental income of £12,000 per annum.

Energy Rating C-75

Total rental Income for all 4 units £46,300 per annum

Terms

Offers in region of £695,000

Business Rates

The billing authority is Wycombe District Council

130 Desborough Road - £12,000 (1.4.17)

132 Desborough Road - £8,700 (1.4.17)

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The commercial element **is** elected to pay VAT.

Viewing and further information



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