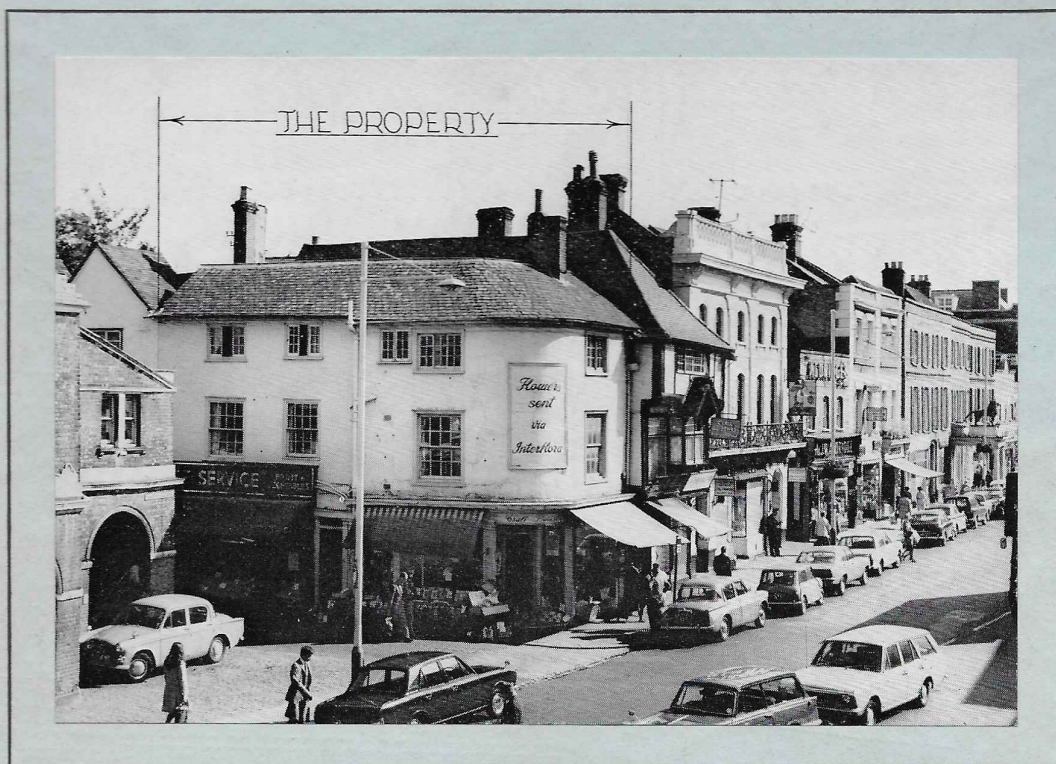


By Order of the Executors

Spare Copy

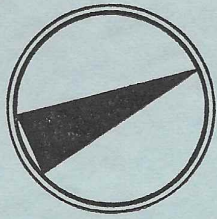
HIGH WYCOMBE
IN A MULTIPLE POSITION IN THE TOWN CENTRE
THE VALUABLE FREEHOLD SHOP INVESTMENT



Nos. 1 and 1a High Street
and
No. 6 Church Square

FOR SALE BY AUCTION

Chartered Auctioneers:
HAMNETT, RAFFETY & CO.



NEW SHOPPING
PRECINCT

WHITEHART
STREET

CHURCH STREET

PRIORY ROAD

MARKS &
SPENCERS

HARRIES
HALFORDS
FORD

J.G. PEACE

PAULS ROW

GUILDHALL

FALCON
HOTEL

MIDLAND
BANK

CROWN LANE

LONDON
CO-OP
STORE

NAT. PROV.
BANK

MAC
FISHERIES

W.H. SMITHS

MARTINS
BANK

THREE TUNS
P.H.

WESTMINSTER
BANK

PRICERITE

CAR PARK

HANNETT
RAFFETY
& CO.

LIBRARY

LIBRARY

GARDEN

TOWN HALL

QUEEN VICTORIA ROAD

POST OFFICE

THE PROPERTY

THE GRAPES
(R.H.)

ALDRIDGES
HUGHES
CHEMIST

LAVELLS

F. W. WOOLWORTHS

DAVID GRIEGB

LLOYDS
BANK

CORPORATION STREET

IMPERIAL
STORES

BARCLAYS
BANK

ABBEY
NATIONAL
CLEANERS

CONTESSA

INTERNATIONAL
TRAVEL

PARSLOWS

CO-OP
BUILDING
SOC.

SEWMASTER

RESTAURANT

OFFICES

SHOPS SHOP

CRENDON STREET

SHOPS SHOPS

**THE IMPORTANT CENTRAL FREEHOLD
SHOP INVESTMENT**

Nos. 1 and 1a HIGH STREET

and

**No. 6 CHURCH SQUARE
HIGH WYCOMBE**

producing

**£1,300 per annum
under full repairing leases**

WITH VERY VALUABLE REVERSIONS

FOR SALE BY AUCTION

at THE GUILDHALL, HIGH WYCOMBE

on FRIDAY, 23rd JANUARY, 1970, at 3 p.m.

(unless previously sold)

Vendors' Solicitors:

Messrs. ALLAN JAMES BRITNELL & CO.
21 Easton Street, High Wycombe
(Tel.: High Wycombe 21301)

Chartered Auctioneers:

HAMNETT, RAFFETY & CO.
30 High Street, High Wycombe
(Tel.: High Wycombe 21234)

With other offices at

Aylesbury, Princes Risborough, Amersham, Beaconsfield, and Farnham Common, near Slough

General Information

HIGH WYCOMBE is a thriving and expanding industrial town with a population of about 55,000 in the Borough and another 60,000 in the surrounding rural district, and its shopping population is considerably greater. The town is astride the London to South Wales trunk route (A.40), about midway between London (29 miles) and Oxford (26 miles). Its status as a shopping centre will be improved by the new town centre redevelopment and the High Wycombe By-Pass. The normal diesel train service to Marylebone and Paddington takes about 50 minutes, with some fast trains taking under half an hour.

SITUATION.—The property occupies an important commanding position within the main shopping centre of the town, close to multiple shops including the proposed redevelopment of the Red Lion Hotel site by F. W. Woolworth & Co. Ltd.

LEASES.—The premises are let to Messrs. H. & J. W. Aldridge, Greengrocers, Fruiterers and Florists, on two full repairing leases, as follows:

No. 1 and 1a High Street: 21-years lease from the 25th March, 1953, at a rent of £200 per annum exclusive, the tenant being responsible for all repairs and the landlord for the insurance.

No. 6 Church Square: 19-years lease from the 25th March, 1955, at a rent of £1,100 per annum exclusive until the expiration of the lease in 1974, the tenant being responsible for all repairs and the landlord for the insurance.

Copies of the leases may be inspected at the Offices of the Vendors' Solicitors or the Auctioneers in normal working hours.

EASEMENTS.—The cellarge of the adjoining properties, Nos. 2 and 3 High Street, extend under part of No. 1 High Street and the upper parts of the same building enjoy a supported freehold over part of the property to be sold.

Further information can be obtained from the Vendors' Solicitors or the Auctioneers. See Special Condition of Sale No. 8 (b) and (c).

ASSESSMENTS.—The Rateable Assessments are as follows:

No. 1 High Street:	Rateable Value	£680
No. 1a High Street:	" "	£118
No. 6 Church Square:	" "	£617

LOCAL AUTHORITY.—High Wycombe Borough Council, Municipal Offices, Queen Victoria Road, High Wycombe (Tel.: High Wycombe 26100).

TOWN PLANNING.—On the Town Map of High Wycombe approved by the Minister of Housing and Local Government the premises are in an area zoned primarily for shopping in the town centre.

The premises are included in the provisional list as Grade III and also in the supplementary list of Buildings of Special Architectural or Historic Interest prepared under Section 30 of the Town and Country Planning Act, 1947.

Enquiries concerning planning should be directed to the South-West Area Planning Office, 35 Amersham Hill, High Wycombe (Tel.: High Wycombe 22071).

TENURE.—The property is FREEHOLD and is sold subject to the leases and other documents referred to in these Particulars.

TO VIEW.—Only by appointment through the Chartered Auctioneers, please.

PARTICULARS AND PLAN.—(a) The property is sold with all faults and defects whether of condition or otherwise, and neither the Vendors nor the Auctioneers are responsible for any such faults or defects, or for any statements contained in the Particulars of the property prepared by the Auctioneers.

(b) The Purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the Auctioneers in relation to or in connection with the property.

(c) Any error, omission or mis-statement in any of the said statements shall not entitle the Purchaser to rescind or to be discharged from this contract, nor entitle either party to compensation or damages, nor in any circumstances give either party any cause of action. The Plan contained within these Particulars is for identification purposes only, its accuracy is not warranted and it is expressly excluded from any Contract. Dimensions where given are approximate only.

Particulars

Nos. 1 & 1a High Street and 6 Church Square HIGH WYCOMBE

comprises

SUBSTANTIAL THREE-STOREY BUILDINGS

FULLY LET

and producing

£1,300 per annum

and forming a

CORNER SHOP INVESTMENT INCLUDING A SELF-CONTAINED FLAT

Occupying a prominent position at the western end of the High Street in the multiple shopping centre of High Wycombe.

The building is of brick construction with part rendered elevations and part slate and part tiled roof, has a total frontage to High Street of about 17ft. and to Church Square of about 40ft., and a total floor area of about

2,536 SQUARE FEET

The accommodation, with approximate dimensions, is as follows:—

	<i>Approximate Dimensions</i>	<i>Area in sq. ft.</i>
No. 1 HIGH STREET		
GROUND FLOOR		
Shop, with window display to High Street and Church Square and corner entrance	20ft. 3in. by 16ft.	324
No. 1A HIGH STREET		
FIRST FLOOR		
Kitchen with sink (h. and c.), water immersion heater	12ft. by 8ft. 3in.	99
Lounge with brick fireplace	15ft. 6in. by 13ft. 6in.	208
SECOND FLOOR		
Bathroom with bath, wash basin and W.C.		
Bedroom	14ft. 6in. by 10ft. 10in.	157
No. 6 CHURCH SQUARE		
GROUND FLOOR		
Shop	32ft. 7in. by 16ft. 6in.	536
Store above, approached by ladder	8ft. 6in. by 5ft. 6in.	46
W.C., wash basin and Sadia water heater		
FIRST FLOOR		
Approached by separate access shared with 1A High Street		
Store	15ft. 9in. by 14ft. 10in.	232
SECOND FLOOR		
Two Store Rooms	13ft. by 12ft.	156
	9ft. 6in. by 8ft. 9in.	82
CELLAR, approached from both shops	17ft. by 16ft. 8in.	283
	18ft. by 22ft. 5in.	403
	<i>plus</i>	

Special Conditions of Sale

1. The property is sold subject to the Law Society's Conditions of Sale (hereinafter called "the General Conditions") so far as they are not varied by or inconsistent with these Conditions.
2. The Vendors' Solicitors are Messrs. Allan Janes, Britnell & Co. of 21 Easton Street, High Wycombe, Bucks.
3. A deposit of 10 per cent on the amount of the purchase money has been paid to Messrs. Hamnett Raffety & Co. of 30 High Street, High Wycombe, Bucks., as stakeholders.
4. The date fixed for completion is the 6th day of March 1970.
5. The property known as Numbers 1 and 1A High Street, High Wycombe, is sold subject to a lease dated the 29th December 1954 made between Florence Louisa Lee (1) and Harry Aldridge, James William Aldridge, Harold James Aldridge, Harry Gordon Aldridge, Peter John Aldridge, Ivy May Aldridge, Elsie Maud Aldridge and Florence Jean Bitmead (2) for a term of 21 years from the 25th March 1953. The property known as Number 6 Church Square, High Wycombe, Bucks., is sold subject to a lease dated the 14th October 1955 and made between the same parties in the same order as the said lease dated 29th December 1954 for the term of 19 years from the 25th March 1955.
6. The Vendors are selling as personal representatives.
7. The title shall commence with a Conveyance on Sale dated the 10th June 1936 made between Arthur Goodman (1) and Reginald Rivett (2).
8. The property is sold subject to and with the benefit of:—
 - (a) As to the property known as Number 1 and 1A High Street, High Wycombe, the said lease dated 29th December 1954 referred to above whereby that property was demised for a term of 21 years from the 25th March 1953 at the yearly rent of £200 and subject to the covenants and conditions therein contained or referred to; as to the property known as Number 6 Church Square, High Wycombe, the said lease dated the 14th October 1955 referred to above whereby that property was demised for a term of 19 years from the 25th March 1955 at the yearly rent therein agreed (subject to variation) and subject to the covenants and conditions therein contained or referred to. The rent under the last mentioned lease is now £1,100 per annum. The said leases may be inspected at the offices of the Vendors' Solicitors and the Purchaser shall be deemed to purchase with full notice of all the contents thereof.
 - (b) The exception and rights in connection with the cellar running under the said premises contained in the said Conveyance dated the 10th June 1936 which reads as follows:—

"excluding the cellar running under the said premises (meaning the property hereby contracted to be sold) which said cellar belongs to the owner of the adjoining premises on the east side of the property hereby conveyed known as Number 2 High Street, High Wycombe, aforesaid . . . and subject also to the right of the owner or owners for the time being of the property known as Number 2 High Street aforesaid and his and their tenants and all persons authorised by him or them of the access to the said cellar running under the property hereby conveyed by means of the opening or aperture which is situate beneath the shop window of Number 1 High Street aforesaid on the east side of Church Square aforesaid."
 - (c) Such rights of support as the upper parts of the building over Number 1 High Street enjoy over the property hereby contracted to be sold.
 - (d) All land charges and any requirement proposal or request of any local or public authority.
9.
 - (a) General Conditions 20, 22 (2) and (3), 24 (3) and 25 (2) and (3) shall not apply.
 - (b) For the purposes of General Conditions 6 and 7 the rate of interest shall be 10 per cent per annum.
 - (c) The following paragraphs shall have effect in substitution for paragraphs (1) and (2) of General Condition 34:—
 - (1) Measurements and quantities if substantially correct shall not be the subject of compensation nor shall any compensation be payable in respect of any mistake in a sale plan furnished for the purpose of identity; but where an incorrect statement error or omission whether as to measurements quantities or otherwise materially affects the description of the property nothing in this paragraph shall prevent the payment or allowance of compensation under the next paragraph.
 - (2) Subject as aforesaid any error omission or mis-statement in the contract or in replies to any enquiry oral or written made with respect to the property in the course of the negotiations leading to the contract (whether or not it materially affects the description of the property) shall not annul the sale nor entitle a Purchaser to be discharged from his purchase but shall entitle the Purchaser or the Vendor as the case may require to compensation: Provided that the Purchaser shall not be entitled to such compensation in respect of any matter of which he is deemed to have notice under Conditions 12 (3), 14 (2) or 23 (1) where applicable.

Memorandum

I,
of
do hereby acknowledge that I have this day purchased the property described in the foregoing Particulars for the sum of £
and having paid to Messrs. HAMNETT, RAFFETY & CO. the sum of £
as a deposit and in part payment of the purchase money, I hereby agree to pay the remainder of the purchase money and to complete the purchase in accordance with the foregoing Special Conditions of Sale.

AS WITNESS the hands of the parties hereto or their agents this day of
1970.

	£	s.	d.
Purchase money			
Less Deposit			
Balance	£		

As Agents for the Vendors, Henry Herbert Lee and Allan Edward Moxham Janes, we hereby confirm this Sale and, as Stakeholders, acknowledge the receipt of the said deposit.