

BY ORDER OF TRUSTEES.

A FREEHOLD SHOP INVESTMENT

Let on a Building, Full Repairing and Insuring Lease to Messrs.
BOOTS (CASH CHEMISTS) LTD.

producing £375 per annum



11 & 12 QUEEN SQUARE HIGH WYCOMBE

Sold prior to Auction

FOR SALE BY AUCTION

At The Guildhall, High Wycombe

On FRIDAY, 4th MAY, 1956, at 3 p.m.

(UNLESS PREVIOUSLY SOLD)

Vendors' Solicitors:

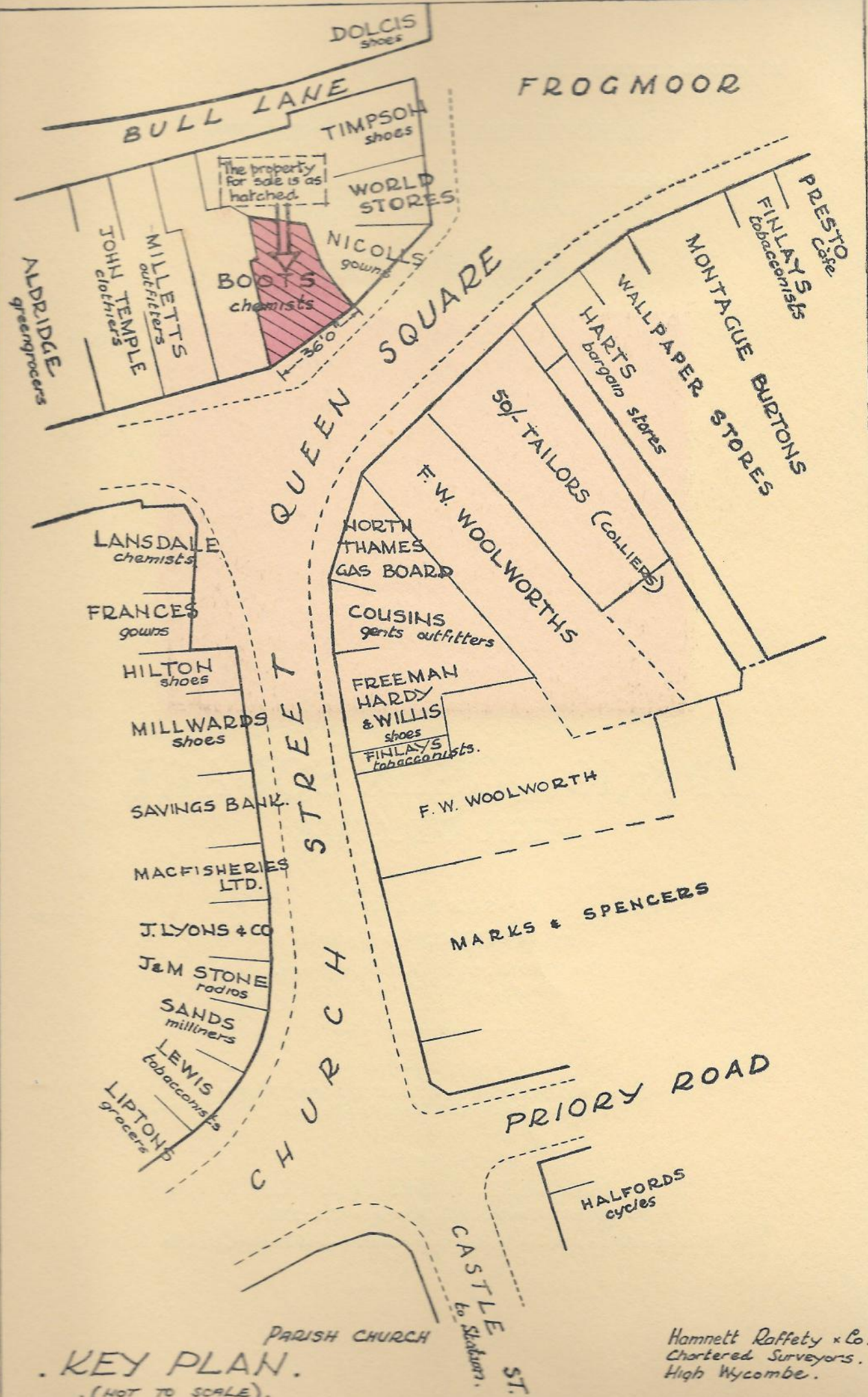
Messrs. REYNOLDS, PARRY-JONES & CRAWFORD
12, Easton Street, High Wycombe (Tel.: 2594)

Chartered Auctioneers:

HAMNETT, RAFFETY & CO.

30, High Street, High Wycombe (Tel.: 2576)

With other Offices at Beaconsfield, Princes Risborough and Farnham Common



PARTICULARS

Nos. 11 & 12 QUEEN SQUARE

occupy a commanding position in the heart of the multiple shopping centre of the important and thriving industrial and market town of High Wycombe. As will be seen from the plan, they are opposite the extensive premises of Messrs. F. W. Woolworth and Co. Ltd., while the immediate area is thronged with branches of other leading multiples.

Some 24 years ago the property was built for their own occupation by MESSRS. BOOTS CASH CHEMISTS LTD., who demolished the then existing shop and erected on this and the adjacent property to the south their present

FINE MODERN FREEHOLD SHOP PREMISES

of substantial construction with elevations in sand faced brick, asphalt flat roof, and imposing shop front. Nos. 11 and 12 have a

Frontage to Queen Square of about 36ft., maximum depth of about 46ft.,
and estimated Site Area of about 110 sq. yds.

fully covered by the following spacious accommodation:—

GROUND FLOOR (Height 12ft.):

IMPOSING SHOP PREMISES, with estimated floor area of 825 sq. ft.

FIRST FLOOR (Height 10ft.):

SHOWROOM and part of Library, estimated floor area of 780 sq. ft.

SECOND FLOOR (Height 8ft. 6in.):

Stockroom, Cloakroom, Lavatory, Two W.C's and Staff Canteen. Estimated floor area of 600 sq. ft.

BASEMENT (Height 7ft. 6in.):

Boiler Room, fitted Robin Hood boiler, estimated floor area of 160 sq. ft.

Services

*Main Water, Gas, Electricity and Drainage are connected
and Central Heating installed*

Floor Plan.—A floor plan of the premises may be inspected on application to the Chartered Auctioneers.

Tenure.—The property is FREEHOLD.

Lease.—Nos. 11 and 12, Queen Square form part of the High Wycombe branch of Messrs. Boots Cash Chemists Ltd., and are let on a **building, full repairing and insuring lease** to Messrs. Boots Cash Chemists (Western) Ltd. for a term of 50 years from 29th September, 1932, at an exclusive rental of

£375 PER ANNUM

Under the terms of the lease (a copy of which can be inspected on application to the Chartered Auctioneers) the tenants covenant at its termination to carry out the following works upon the demised premises to the approval of the Lessors:—

- (1) To erect two staircases,
- (2) To erect a division wall,
- (3) To adjust the staircase on the ground floor,
- (4) To carry out certain other work (including works of severance) as more specifically set out in the said Lease.

Assessments.—The assessments for Rating purposes under the list coming into effect at 1st April, 1956, of the entire premises occupied by Messrs. Boots Cash Chemists Ltd. is

Gross £2,750 Rateable £2,288

Local Authority.—Borough of High Wycombe, whose offices are at the Municipal Offices, Queen Victoria Road, High Wycombe (Tel.: 1000).

Town Planning.—Under the Town Map for High Wycombe approved by the Minister of Housing and Local Government, the premises are in the area zoned primarily for shopping. Further enquiries should be directed to the Area Planning Officer, 164, West Wycombe Road, High Wycombe (Tel.: 3361/2).

To View.—Appointments should be made through the Chartered Auctioneers.

SPECIAL CONDITIONS OF SALE

1. The property is sold subject to the following Conditions of Sale and also to the Law Society's Conditions (1953 Edition) so far as such last mentioned Conditions are not varied by or inconsistent with the following Conditions.
2. The Vendors' Solicitors are Messrs. Reynolds, Parry-Jones & Crawford, whose office is situate at No. 12, Easton Street, High Wycombe, Bucks.
3. The date fixed for completion is the 4th day of June 1956. The balance of the purchase money (credit being given for the deposit of 10 per cent payable on the sale) is to be paid on that day and if not so paid will carry interest at 5 per cent until payment.
4. The Vendors are selling as Trustees.
5. The tenure of the property is freehold. The title shall commence as follows:—
 - (a) As to No. 11, Queen Square with a Conveyance on Sale dated the 25th day of June 1886 and
 - (b) As to No. 12, Queen Square with a Conveyance on Sale dated the 20th day of November 1890.The Vendors shall not be required to furnish any evidence of the identity of the property as it now stands with the description of the property in the said Conveyances beyond such evidence as may be afforded by a comparison of the description of the property in:—
 - (a) The Particulars,
 - (b) The Lease mentioned in Clause 6 hereof, and
 - (c) The said Conveyances.
6. The property is sold subject to and with the benefit of a Lease dated the 21st day of September 1933 and made between Charles Henry Elsom of the one part and Boots Cash Chemists (Western) Ltd. of the other part. The Counterpart Lease is available for inspection at the Offices of the Auctioneers at any time prior to the sale. The Purchaser shall be deemed to purchase with full knowledge of the contents of the said Lease.
7. The deposit shall be 10 per cent of the purchase money and shall be paid immediately after the sale to the Auctioneers as Agents for the Vendors.
8. There will be a reserve price for the property.
9. General Condition 35 shall take effect in substitution for General Condition 34.

MEMORANDUM

I,
of
do hereby acknowledge that I have this day purchased the property described in the within Particulars for the sum of £
the sum of £
hereby agree to pay the remainder of the purchase money and complete the purchase in accordance with the within Conditions of Sale.

AS WITNESS my hand this day of 1956.

Purchase money		£
Deposit paid		£
Balance		£

As Agents for the Vendors,
we hereby confirm this sale and acknowledge receipt of the deposit.

Abstract of Title to be sent to:—