

Ray U. Wood

TWO FREEHOLD SHOPS

No. 12 White Hart Street

Withdrawn at £160,000

AND

No. 34 Green Street

HIGH WYCOMBE

Withdrawn at £7,800.

FOR SALE BY AUCTION

Chartered Auctioneers:

**HAMNETT
RAFFETY**

23 JUN 1973

General Information

SITUATION

White Hart Street is one of the major shopping streets in the Town Centre immediately adjacent to the central redevelopment area. Green Street is a secondary shopping area to the West of the Town Centre and on a local 'bus route.

SUMMARY

Lot 1 comprises No. 12 White Hart Street, a shop with living accommodation over.

Lot 2 comprises No. 34 Green Street, a shop with living accommodation at rear and over.

Both premises have been in occupation for many years for the trade of retail butcher.

SERVICES

All Main Services are connected or are available for connection to the properties.

TOWN PLANNING

On the approved High Wycombe Town Map No. 12, White Hart Street is situated in an area zoned as primarily for shopping use and is included in a designated conservation area, whilst No. 34 Green Street is in an area zoned as industrial although the present user as shop with living accommodation has been the established user for many years. The Area Planning Office is at 35 Amersham Hill, High Wycombe. Tel.: 22071.

LOCAL AUTHORITY

High Wycombe Borough Council, Municipal Offices, Queen Victoria Road, High Wycombe. Tel.: 26100.

FIXTURES

All fixtures and fittings usually designated as tenant's or trade fixtures and fittings are excluded from the Sale.

ROADS

White Hart Street and Green Street are made-up public highways.

TENURE

Both Lots are FREEHOLD and are sold on the basis that VACANT POSSESSION is available on completion.

METHOD OF OFFERING

The two properties will be offered separately but the right is reserved to amend, alter or withdraw either Lot or Lots or to offer in a different order to that given.

TO VIEW

Please make appointments through the Auctioneers.

PARTICULARS AND PLAN

(a) The properties are sold with all faults and defects whether of condition or otherwise and neither the Vendor nor the Auctioneers are responsible for any such faults or defects, or for any statements contained in the Particulars of the properties 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 Vendor or the Auctioneers in relation to or in connection with the properties.

(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.

(d) The Plans and photographs contained within these Particulars are for identification purposes only, their accuracy is not warranted and they are expressly excluded from any contract. Dimensions and areas where given are approximate only.

THE VALUABLE CENTRAL FREEHOLD

SHOP PREMISES

**No. 12 White Hart Street
HIGH WYCOMBE**

OCCUPYING A PROMINENT MULTIPLE POSITION

and the secondary

SHOP

**No. 34 Green Street
HIGH WYCOMBE**

WITH VACANT POSSESSION

FOR SALE BY AUCTION IN TWO LOTS

At The Guildhall, High Wycombe

On FRIDAY, 16th FEBRUARY, 1973, at 3 p.m.
(unless previously sold)

Vendor's Solicitors:

Messrs. CLARKE & SON
90 Easton Street, High Wycombe Tel.: 27391

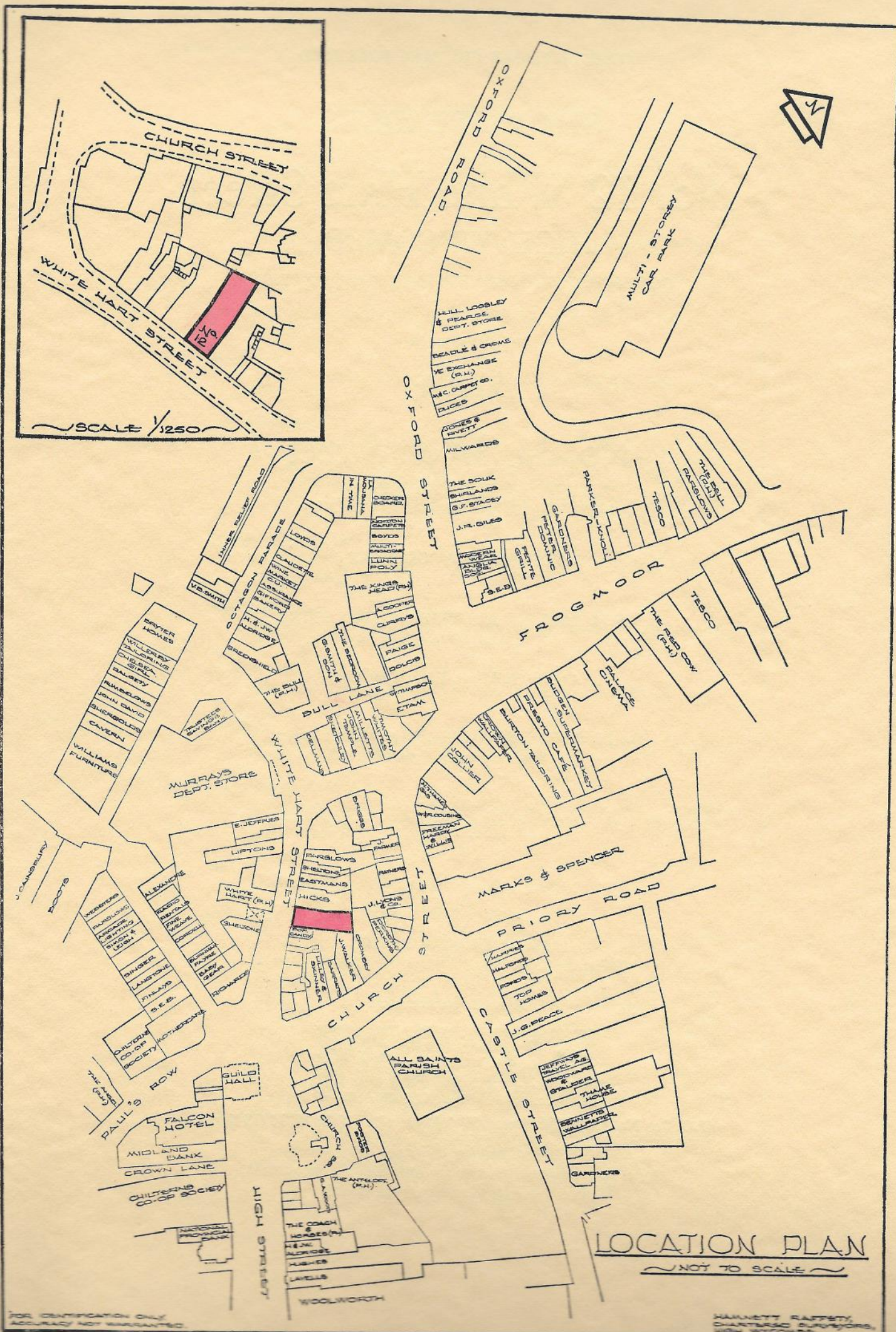
Chartered Auctioneers:

**HAMNETT
RAFFETY**

P.O. Box No. 1, 30 High Street, High Wycombe Tel.: 21234 (15 lines)

with other offices at
Aylesbury, Princes Risborough, Amersham, Beaconsfield
and Farnham Common, near Slough

PLAN OF LOT 1



Particulars

LOT 1

(Coloured Red on Plan)

comprises the

Valuable and Extensive Central

SHOP PREMISES

**No. 12 White Hart Street
HIGH WYCOMBE**



*Detached at
£160,000*

Situated in an excellent trading position in the multiple shopping centre of this thriving and expanding town, the property comprises a substantial three-storey brick building at the front with rear additions covering the whole site, which has a frontage to White Hart Street of about 26 feet and an average depth of about 75 feet, an estimated site area of **216 square yards** and a total floor area of about **2,837 square feet**.

Occupied for many years as a Butchers, the premises are well suited for alteration and adaptation in other trades.

continued overleaf

LOT 1 (continued)

The accommodation is as follows:—

GROUND FLOOR SHOP PREMISES		<i>floor area approx.</i>
Main Shop	20ft. 6in. × 23ft. 0in. plus 4ft. 7in. × 4ft. 0in.	489 sq. ft.
Office	8ft. 0in. × 7ft. 0in.	56 sq. ft.
Cashier	7ft. 10in. × 4ft. 0in.	31 sq. ft.
Lobby with Sadia water heater and hand basin.		
Separate W.C.		
Preparation Room (including Cold Store)	8ft. 0in. × 8ft. 9in. plus 23ft. 6in. × 12ft. 3in.	358 sq. ft.
Cold Store	14ft. 6in. × 6ft. 9in.	96 sq. ft.
Preparation Room	13ft. 9in. × 13ft. 6in.	185 sq. ft.
Store (including Cold Store, Cloaks and W.C.)	26ft. 0in. × 15ft. 3in.	396 sq. ft.
Separate Entrance from Street to Flat on Upper Floors.		
Total Ground Floor		<u>1,611 sq. ft.</u>
Cellar		

FLAT ON UPPER FLOORS

FIRST FLOOR:

Landing		
Lounge with fireplace	16ft. 8in. × 15ft. 3in.	241 sq. ft.
Dining Room	12ft. 3in. × 10ft. 0in.	122 sq. ft.
Kitchen with fitted sink and point for gas cooker	11ft. 6in. × 10ft. 0in.	115 sq. ft.
Playroom	16ft. 9in. × 8ft. 7in.	143 sq. ft.
W.C. and Store		
Total First Floor		<u>621 sq. ft.</u>

SECOND FLOOR:

Bedroom 1	16ft. 9in. × 15ft. 3in.	255 sq. ft.
Bedroom 2	14ft. 0in. × 12ft. 3in.	171 sq. ft.
Bedroom 3	20ft. 6in. × 8ft. 9in.	179 sq. ft.
Bathroom with fitted bath, hand basin and "Main Triton" water heater.		
Total Second Floor		<u>605 sq. ft.</u>

OUTSIDE:

Rooftop Workroom	13ft. 0in. × 9ft. 0in.
Stairs at rear of shop.	

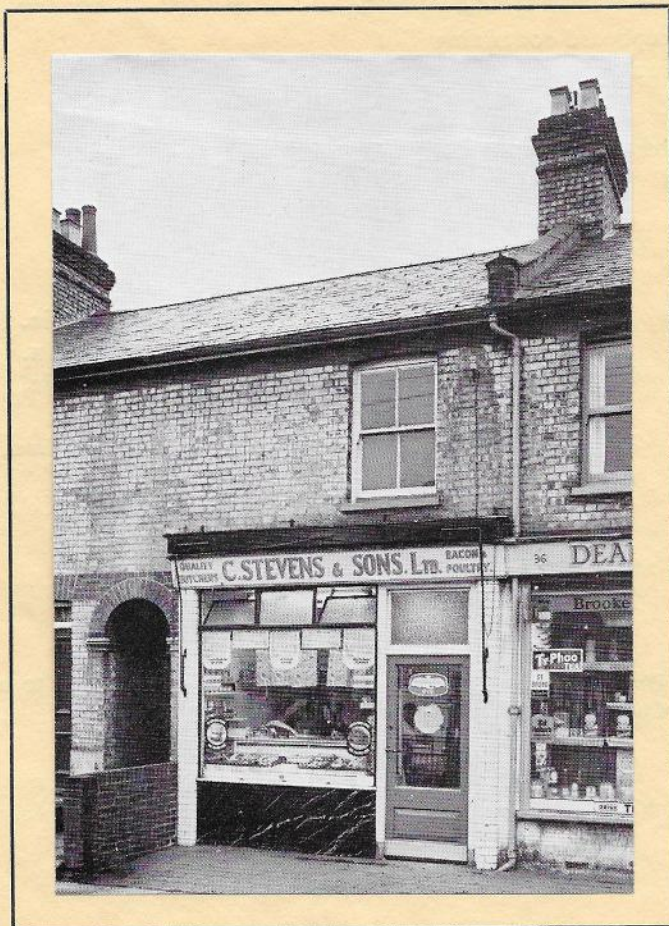
Outgoings—Rateable Values: Shop and Premises £972; Flat £134.

LOT 2
(Coloured Blue on Plan)

comprises the freehold

SHOP AND LIVING ACCOMMODATION

No. 34 Green Street
HIGH WYCOMBE



Situated in a well populated area about three-quarters of a mile from the Town Centre and on a 'bus route, this very useful property comprises a small shop with living accommodation at the rear and on the first floor over. The property has a frontage of about 11ft. 9in. and a depth of about 72ft. (including paved forecourt).

continued overleaf

Withbourn at
£7.800

LOT 2 (continued)

The accommodation is as follows:—

SHOP PREMISES		<i>floor area approx.</i>
Main Shop (including Cold Store)	11ft. 0in. × 26ft. 0in.	286 sq. ft.
Preparation Room (in rear yard)	8ft. 6in. × 8ft. 3in.	70 sq. ft.
W.C. adjoining.		

LIVING ACCOMMODATION

GROUND FLOOR:

Kitchen with sink unit and cupboards	9ft. 5in. × 6ft. 5in.	60 sq. ft.
Lobby with cupboard containing Sadia water heater.		
Shower Room with low level W.C., hand basin, tiled shower stall.		

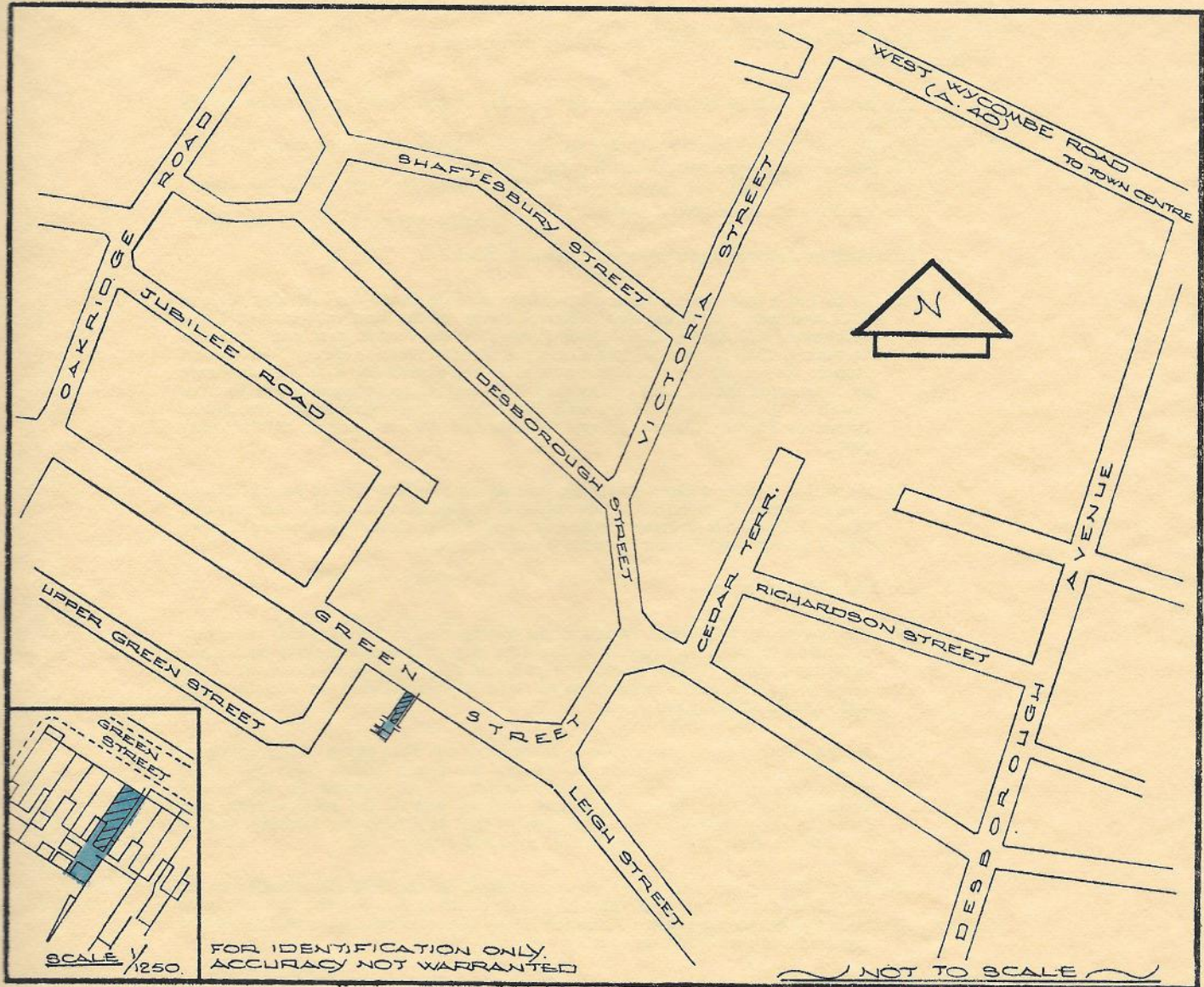
UPPER FLOOR:

Three Rooms	14ft. 0in. × 13ft. 3in.	185 sq. ft.
	12ft. 9in. × 11ft. 0in.	140 sq. ft.
	8ft. 9in. × 8ft. 6in.	74 sq. ft.
Total Floor Area		<u>815 sq. ft.</u>

Outgoings—Rateable Value: £154.

Rights of Way—The property has the benefit of and is subject to a pedestrian right of way to the rear (see Special Condition No. 8).

PLAN OF LOT 2



Special Conditions of Sale

1. (a) Each Lot is sold subject to the following Conditions and to the Conditions known as the National Conditions of Sale (18th Edition) so far as the latter Conditions are not inconsistent with the following Conditions. Condition 13 shall not have effect and the prescribed rate of interest shall be ten per centum.

(b) A reserve price has been fixed and each Lot is offered subject thereto.

2. The Vendor's Solicitors are Messrs. Clarke & Son of 90 Easton Street High Wycombe Bucks.

3. A deposit of ten per cent of the purchase money shall be paid to the Auctioneers as Stakeholders.

4. The purchase shall be completed on the third day of April 1973 at the offices of the Vendor's Solicitors.

5. The Sale is with vacant possession on completion.

6. The Vendor sells as Beneficial Owner.

7. Title shall be deduced and shall commence as follows:—

(a) As to Lot 1 as to part with a Conveyance on Sale dated the 11th day of June 1921 and made between Ivor Stewart-Liberty of the first part Harold Close Blackmore and Earley Christopher Francis of the second part and Cornelius Stevens Arthur Stevens Alfred Cornelius Stevens Charles Henry Stevens and Rupert Stevens of the third part and as to the remainder with a Conveyance on Sale dated the 5th day of October 1921 and made between James Thomas Jewell of the one part and the said Cornelius Stevens Arthur Stevens Alfred Cornelius Stevens Charles Henry Stevens and Rupert Stevens of the other part.

(b) As to Lot 2 with a Conveyance on Sale dated the 23rd day of July 1927 and made between Charles Henry Stevens and Rupert Stevens of the one part and the said Cornelius Stevens Arthur Stevens Alfred Cornelius Stevens Charles Henry Stevens and Rupert Stevens of the other part.

8. Lot 2 is sold subject to:—

(a) The covenants by Robert Howland the Younger as to building and otherwise contained in an Indenture dated the 10th day of November 1893 and made between Thomas Phillips of the one part and the said Robert Howland of the other part so far as the same relate to the said property and are still subsisting and capable of being enforced.

(b) A right of way at all times for the owners for the time being of the adjoining properties known as numbers 36 38 and 40 Green Street High Wycombe aforesaid and their tenants over the moiety of the passage on the south-eastern side of the said property and forming part of the said property and over the path immediately at the rear of the dwellinghouse forming part of Lot 2 as the same has been heretofore used and enjoyed and

(c) To an Agreement and Declaration contained in the said Conveyance dated the 23rd day of July 1927 that the wall dividing Lot 2 from the adjoining property known as number 36 Green Street aforesaid shall be a party wall and repaired and maintained as such.

A copy of the said covenants will be available for inspection at the offices of the Auctioneers and of the Vendor's Solicitors prior to the Sale and at the Auction Room on the day of the Sale and whether or not the Purchaser shall have inspected the same he shall be deemed to purchase with full knowledge thereof and shall in the Conveyance of Lot 2 to him covenant with the Vendor by way of indemnity to observe and perform the same.

9. The property is sold subject to all outgoing (if any) and subject to all restrictions rights of way notices easements rights of compulsory acquisition or other charges or obligations (if any) whether imposed by or in connection with the Town and Country Planning Acts or otherwise.

Memorandum

I,
of
do hereby acknowledge that I have this day purchased the property described in
the within Particulars as Lot for the sum of £
and having paid to the Auctioneers, Messrs. HAMNETT RAFFETY, 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 within Conditions of Sale.

AS WITNESS my hand this day of 1973.

Purchase money	...	...	£
Deposit money	...	...	£
Balance	...	...	£

As Agents for the Vendor,
we hereby confirm the Sale and, as Stakeholders, acknowledge the receipt of the
said deposit.

Abstract of Title to be sent to:—

