

Particulars and Conditions of Sale

of the

VALUABLE FREEHOLD SHOP PROPERTY

13 & 14 OXFORD STREET

HIGH WYCOMBE, BUCKINGHAMSHIRE

WITH FULL VACANT POSSESSION

and situated in an important position in a
MULTIPLE SHOPPING AREA

To be offered for Sale by Auction (unless previously sold)

at the **LONDON AUCTION MART, 155 QUEEN VICTORIA STREET, LONDON, E.C.4**
on **WEDNESDAY, 20th NOVEMBER, 1957, at 2.30 p.m.**

by



CHARTERED

SURVEYORS

Solicitors:

MESSRS. KINGSFORD, DORMAN & Co.
13, OLD SQUARE
LINCOLN'S INN, W.C.2

Telephone: CHAncery 6784

Auctioneers' Offices:

94 JERMYN STREET, S.W.1
WHIttehall 4516
17/19 DALSTON LANE, E.8
CLIssold 2281 (9 lines)

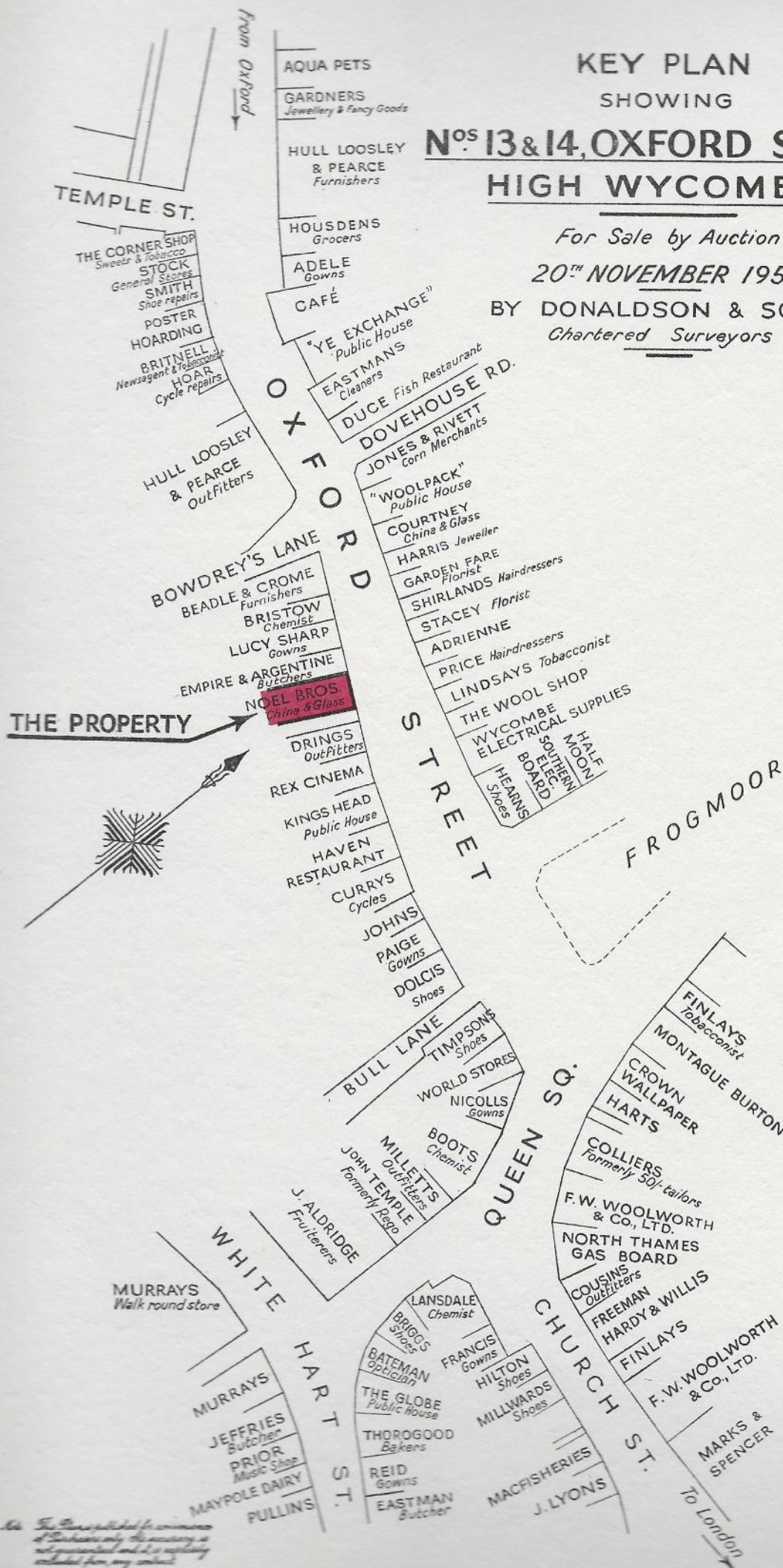
and Harringay, Hornsey, Crouch End
and Stroud Green

KEY PLAN SHOWING N^{OS} 13 & 14, OXFORD STREET HIGH WYCOMBE

For Sale by Auction

20TH NOVEMBER 1957

BY DONALDSON & SONS
Chartered Surveyors



No. 13, Oxford Street, High Wycombe, is a shop of 1,000 sq. ft. and is situated in a prime position for sale.

Particulars and Conditions of Sale

of the

VALUABLE FREEHOLD SHOP PREMISES

13 & 14 OXFORD STREET

HIGH WYCOMBE, BUCKINGHAMSHIRE

On the main London to Oxford road

Situated in a first-class trading position adjoining the Central Shopping Area of High Wycombe, and close to premises occupied by the leading multiple traders

Frontage about 24 ft. 2 in.

Depth about 42 ft. 6 in.

SITE AREA ABOUT 1,000 SQ. FT.

The property comprises a three-storey non-basement terrace structure of brick construction with a tiled roof and having a single-storey back addition

The whole of the site has been developed and access to the rear part can be obtained by means of a right of way which is immediately to the east of the premises. This right of way is also used by others

GROUND FLOOR:

The **Main Shop** has a maximum width of about 23 ft. 6 in. with a depth of about 42 ft., incorporating toilet accommodation. At the rear there is a Store of about 90 sq. ft. with a tiled floor

Wooden Staircase to the

FIRST FLOOR:

The **Front Room** is also used as a Shop, having a Net Floor Area of about 440 sq. ft. Also an Office of about 150 sq. ft. with water supply and sink

Wooden Staircase to the

SECOND FLOOR:

Staff Room having Net Floor Area of about 335 sq. ft.

OFFERED WITH FULL VACANT POSSESSION UPON COMPLETION OF PURCHASE

FREEHOLD

Gross Value £725

Rateable Value £481

BOROUGH OF HIGH WYCOMBE

Withham.

*Ultimately sold to
Alchodges for £9500
then rebuilt.*

Special Conditions of Sale

1. The property is sold subject to the following Conditions and Special Conditions and to the Conditions known as the National Conditions of Sale (Sixteenth Edition) so far as such latter Conditions are not varied by or inconsistent with the Conditions following which latter Conditions are to prevail in case of any conflict between them and the National Conditions. A copy of the said National Conditions of Sale may be inspected at the Office of the Auctioneers at any time during business hours prior to the Sale and in the Sale Room on the day of the Sale.
2. The deposit shall be 10 per cent of the purchase-money, and shall be paid to the Auctioneers, Messrs. Donaldson & Sons, as stakeholders, except where the Vendors are Trustees, when the deposit shall be paid to the Auctioneers as agents for the Vendors.
3. The purchase shall be completed on the 18th December, 1957, at the offices of the Vendors' Solicitors, whose name and address is shown in the Particulars.
4. The title shall commence with a Conveyance on sale dated the 13th February, 1925.
5. The Vendors sell as Beneficial Owners.
6. Without prejudice to the duty of the Vendor to disclose all latent easements and other liabilities known to the Vendor to affect the property, the property is sold subject to any land tax, tithe redemption annuity, rights of way and water, and other rights, easements, quasi-easements, liabilities, and public rights affecting the same, and to tenancies, whether mentioned in the Special Conditions or not, and to the rights and claims of tenants not attributable to breaches of obligations imposed on the landlord which occurred and ought to have been discharged before the date of the contract. Without prejudice to any express right of either party to rescind the contract, no error, mis-statement or omission in the particulars, sale plan or conditions shall annul the sale, nor (save where the error, mis-statement or omission relates to a matter materially affecting the description of value of the property) shall any compensation be allowed by either the Vendor or the purchaser in respect thereof.
7. If after the date of the Contract the property or any part thereof is requisitioned under any emergency act or regulation the same shall not annul the sale nor entitle the Purchaser to be discharged from his purchase.
8. The property is sold subject to the provisions of the Town and Country Planning Act, 1947, and the Purchaser shall be deemed to purchase with full notice in all respects of the permitted use of the property for the purposes of the enactments relating to Town and Country Planning and shall not raise any objection or requisition in respect thereof.
9. The property is offered subject to a reserve price, unless otherwise stated.

Memorandum

I,
of
do hereby acknowledge that I have this day become the Purchaser of the property described in the within
Particulars for the sum of £ and having paid to Messrs.
DONALDSON & SONS, the Auctioneers, the sum of £ as a deposit and in
part payment of the said purchase-money I hereby agree to pay the remainder of the purchase-money and
complete my purchase in all respects and in conformity with the within Conditions of Sale.

Dated _____ day of _____, 1957.

Purchase-money	...	...	£
Less Deposit	...	...	£

Remainder	...	...	£
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As Agents for the Vendors,
we hereby confirm this sale and acknowledge receipt of the said deposit as Stakeholders.

Abstract of Title to be sent to :—