

By Order of the Trustees of the late F. H. Dring

FREEHOLD SHOP INVESTMENTS

Nos. 148, 150, 152, 154, 156 and 158

Desborough Road, High Wycombe, Bucks

and the

*120017
withdrawn no bid*

FREEHOLD SEMI-DETACHED HOUSE

No. 59, London Road, High Wycombe, Bucks

with

VACANT POSSESSION

TO BE SOLD BY PUBLIC AUCTION

At THE GUILDHALL, HIGH WYCOMBE,

On FRIDAY, the 16th JUNE, 1961, at 2.30 p.m.

Solicitors :

MESSRS. REYNOLDS, PARRY-JONES AND CRAWFORD,
10 Easton Street,
High Wycombe,
Bucks.

Tel. : High Wycombe 2594.

Chartered Auctioneers :

MESSRS. H. MORCOM JONES & Co.,
86 Easton Street,
High Wycombe,
Bucks.

Tel. : High Wycombe 1404/5.

LOT No. 1

FREEHOLD SHOP INVESTMENTS

148-158, DESBOROUGH ROAD, HIGH WYCOMBE, BUCKS.

This block of shop premises was modernised about two years ago, and with the exception of Nos. 154/156, consist of a shop in the front, rear living room, kitchen and bathroom with two bedrooms over. Nos. 154/6 consist of two shops, but the living accommodation of both is attached to No. 154. No. 148 has a return frontage with two additional bedrooms on the second floor and a separate store yard at the rear.

There is a concreted access yard at the rear for the use of all the tenants approached from Westbourne Street, and footpath way from Desborough Road.

The premises are of brick construction with slated roof and the whole fabric was overhauled when modernisation took place.

SCHEDULE OF TENANCIES

No. 148 Desborough Road. A corner shop let to Mr. Rockhall, and used for the sale of greengrocery. Rent is £200 per annum exclusive of rates on a lease from 28th February, 1960, for a 21-year term, with a provision for a revision of rent in the 5th, 10th 15th and 20th year. The tenant is responsible for all repairs and decorations excluding the roof, main and party walls. The Rateable Value is £108. Net Annual Value £126. Schedule "A" Assessment £61 10s. 0d.

No. 150 Desborough Road.

*Short tenancy.
Vacant possession can be given*

No. 152 Desborough Road. Let to Messrs. H. G. Goodworth, Gentlemen's Outfitters, on a 15-year lease. Rent is £170 per annum exclusive of rates for the first four years and then £200 per annum. The lease took effect from the 25th December, 1958, and provision is made for revision of rent in the 5th and 10th years. Tenant is responsible for all repairs excluding roof, party and main walls. Rateable Value is £90. Net Annual Value is £113. Schedule "A" Assessment £41 10s. 0d.

No. 154 Desborough Road. Let to Mr. and Mrs. C. F. Watts, Newsagents, together with the first-floor rooms over No. 156, at a rent of £260 per annum exclusive of rates, on a lease taking effect from 28th February, 1959, with a provision for the revision of rents in the 5th, 10th, 15th and 20th years. Tenant is responsible for all repairs excluding roof, main and party walls. Rateable Value £87. Net Annual Value £102. Schedule "A" Assessment £40 0s. 0d.

No. 156 Desborough Road (Ground Floor only). Let to Mr. W. J. Smith, Tailor, on a 21-year lease commencing 28th February, 1959, at a rent of £140 per annum exclusive of rates with a provision for the revision of rents in the 5th, 10th, 15th and 20th years. Tenant is responsible for all repairs, excluding roof, main and party walls. Rateable Value is £38. Net Annual Value £48. Schedule "A" Assessment is £25 10s. 0d.

No. 158 Desborough Road. Let to Mr. A. H. Bate, Shoe Repairer, at a rent of £200 per annum exclusive of rates on a 21-year lease taking effect from the 24th June, 1960, with a provision for the revision of rent in the 5th, 10, 15th and 20th years. Tenant is responsible for all repairs excluding roof, main and party walls. Rateable Value is £53. Net Annual Value is £62. Schedule "A" Assessment is £18.

SUMMARY OF TENANCIES

<i>Property</i>	<i>Tenant</i>	<i>Use</i>	<i>Lease</i>	<i>Rent Per Annum</i>
No. 148 Desborough Road	Mr. Rockhall	Greengrocery	21 yrs.	£200
No. 150 " "				
No. 152 " "	Messrs. Goodworth	Gents. Outfitter	15 yrs.	£170
No. 154 " "	Mr. & Mrs. Watts	Newsagent	21 yrs.	£260
No. 156 " "	Mr. Smith	Tailor	21 yrs.	£140
No. 158 " "	Mr. Bate	Shoe Repairer	21 yrs.	£200

LOT No. 2

No. 59, LONDON ROAD, HIGH WYCOMBE, BUCKS.

This is a pleasant semi-detached house situate about five minutes' walk from the town centre and enjoying delightful views over High Wycombe's main open space commonly known as "The Rye". Another attractive feature of the house is the good size of most of the rooms.

Built in 9" solid brick walls and a slated roof, the house was modernised about four years ago and offers all modern amenities. The accommodation is as follows :—

GROUND FLOOR

Lounge (front), 13' 6" into bay x 15' 0", fireplace, with marble surround, electric point.

Dining Room (middle), 14' 0" into bay x 16' 0", fireplace, electric point, wall cupboard under stairs.

Kitchen, modern sink unit (h & c), gas cooker point, electric point, Sadia heater for hot water. Serving hatch to dining room.

Bathroom, enclosed bath (h & c), wash basin (h & c). Separate W.C.

FIRST FLOOR

Bedroom 1 (front), 13' 6" x 13' 0".

Bedroom 2 (middle), 14' 0" x 10' 6", fireplace.

Bedroom 3 (rear), 14' 0" x 9' 6", fitted cupboard, electric point and fireplace.

There is a small garden at the back and front of the house.

ALL MAIN SERVICES ARE CONNECTED.

The Rateable Value is £28. Schedule "A" Assessment is £21 15s. 0d.

GENERAL INFORMATION

LOCAL AUTHORITY. High Wycombe Borough Council, Municipal Offices, Queen Victoria Road, High Wycombe (Tel. 1000).

SERVICES. All main services are connected.

The Southern Electricity Board's Offices are at Frogmoor, High Wycombe, and the telephone No. is High Wycombe 1443.

The North Thames Gas Board's Showrooms are at Queens Square, High Wycombe. Tel. High Wycombe 1562.

TENURE. The Tenure of all properties is Freehold, subject in the cases of the Desborough Road Shops, to the leases as stated. Copies of the Leases can be inspected at the Solicitors' Office. Number 59 London Road is offered with Vacant Possession.

TOWN PLANNING. The Area Planning Office is at 164 West Wycombe Road, High Wycombe. Tel. High Wycombe 3361/2.
The Town Map for High Wycombe has been approved by the Minister of Housing and Local Government and in this Map the Desborough Road Shops are shown in an area primarily for shopping use. No. 59 London Road is shown in an area primarily for residential use.

TO VIEW. All appointments to view should be made through the Chartered Auctioneers PLEASE.

MEMORANDUM

I,
of
do hereby acknowledge that I have this day purchased the property described in the within Particulars for the
sum of £ and having paid to the Auctioneers, Messrs. H. MORCOM JONES & 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 complete the purchase in accordance with the within Conditions of Sale.

As Witness my hand this day of 1961.

Purchase money £

Deposit £

Balance £

As Agents for the Vendors, MRS. MINNIE DRING, MRS. BETTY BRENDA HOWLAND, ERIC DOUGLAS DRING
and HAROLD HERBERT DRING, we hereby confirm this sale and, as Stakeholders, acknowledge the receipt of
the said deposit.

Abstract of Title to be sent to :—

Condition of Sale

1. The property is sold subject to the following Conditions of Sale and also to the Law Society's Conditions (1953 Edition) (except Condition 20) so far as such last mentioned Law Society's Conditions are not varied by or inconsistent with the following Conditions.

2. The Vendor's Solicitors are Messrs. Reynolds, Parry-Jones and Crawford whose office is situated Number 10 Easton Street, High Wycombe.

3. The date fixed for completion is the 21st day of July, 1961. 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 Personal Representatives of the late Mr. Frank Herbert Dring.

5. As to Lot 1 : all the properties comprised therein are sold subject to and with the benefit of the Leases specified in the Particulars. Counterparts of all the Leases can be produced by the Vendors' Solicitors at any time prior to the sale and will be available for production in the sale room. The Purchaser shall be deemed to be fully aware of the contents of the said Leases.

As to Lot 2 : Vacant possession will be given on completion.

6. The title to Lot 1 shall commence with a Conveyance on sale dated the 14th day of November, 1930, and made between Harold John Nutt of the first part Frank Adams of the second part and the said Frank Herbert Dring of the third part. The said Conveyance mentions that the property was sold subject to and with the benefit of certain restrictions and covenants specified in two earlier Conveyances ; such restrictions and covenants are as far as can be ascertained no longer effective and the Purchaser shall not raise any objection or requisition in respect thereof. The earlier Conveyances can be inspected at the Office of the Vendors' Solicitors at any time prior to the sale and will be available for production in the sale room.

7. The title to Lot 2 shall commence with a Conveyance on sale dated the 9th day of July, 1926, and made between the Trustees of the Will of Theophila Robinson deceased of the one part and Henry Stephen Young of the other part.

8. Lot 2 is sold with the right for the Purchaser of the free passage and running of water and soil through the drains under 61 London Road High Wycombe subject to the payment of one-half of the costs of cleansing repairing and renewing the said drains. The Conveyance to the Purchaser shall contain the following covenant in respect thereof :—

"The Purchaser hereby covenants with the Vendors with the object of affording to the Vendors and the Estate of the said Frank Herbert Dring a full and sufficient indemnity but not further or otherwise to bear the said liability of one-half of the cost of cleansing repairing and renewing the said drains."

9. Lot 2 is also sold subject to such of the easements, rights, conveniences and privileges enjoyed in connection with Number 57 London Road including particularly the easements, rights, conveniences and privileges specified or referred to in the said Conveyance dated the 9th day of July, 1926. A copy of this Conveyance can be produced by the Vendors' Solicitors at any time prior to the sale and will be available for production in the sale room.

10. Both lots are sold subject to any Town and Country Planning Scheme or Resolution or Notice, Housing Scheme or any other Act, Order or Scheme, Building Line or Street Improvement Line.

11. The deposit shall be ten per cent of the purchase money and shall be paid immediately after the sale to the Auctioneers as stakeholders.

12. There will be a reserve price for the property.

13. General Condition 35 shall have effect in substitution for General Condition 34.