

By Order of Trustees

HIGH WYCOMBE

In the Multiple Shopping Centre opposite Woolworths and close to Marks and Spencers, Boots, etc.

The Valuable Freehold Shop Investment



16 Church Street

Let to Milward and Sons Ltd.

Producing £900 Per Annum

Exclusive of Rates, etc. on a Lease expiring 1968

WITH EXTREMELY VALUABLE REVERSION

FOR SALE BY AUCTION

at The Guildhall, High Wycombe

on FRIDAY, 22nd JUNE, 1962, at 3 p.m.

(unless previously sold)

Vendors' Solicitors:

Messrs. PINK, MARSTON, BIRCH & DELAFIELD

Solicitors and Notaries, 7 Hampshire Terrace, Portsmouth (Tel.: 21644)

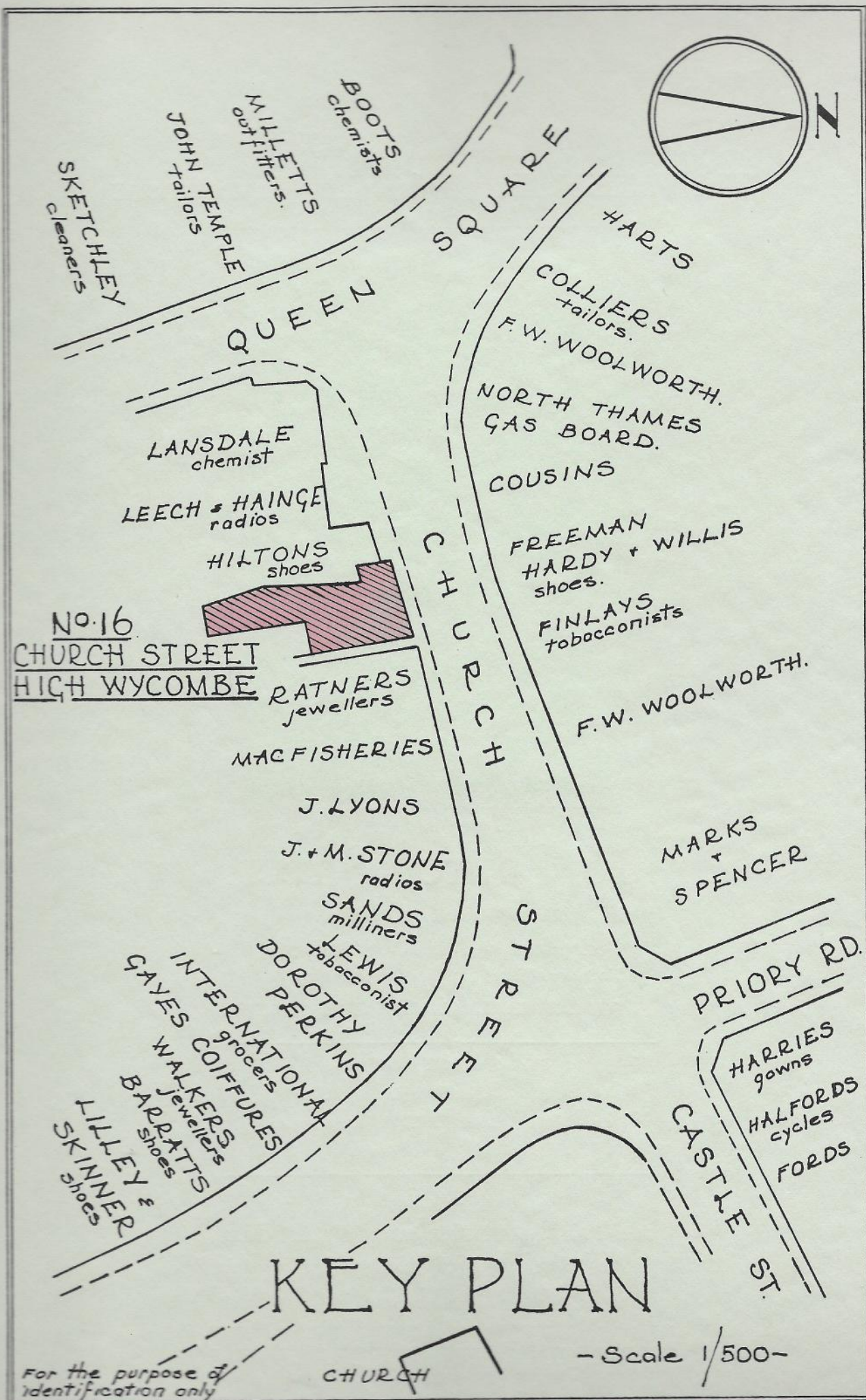
Auctioneers:

HAMNETT, RAFFETY & CO.

30 High Street, High Wycombe (Tel.: 2576/9)

With other offices at Princes Risborough, Aylesbury, Beaconsfield and Farnham Common

*Sold for
£53,500*



PARTICULARS

THE EXTREMELY VALUABLE

Central Freehold Shop Investment 16 Church Street

occupies a commanding position in the very centre of the main shopping area of the thriving and expanding town of High Wycombe. The property is surrounded by multiples including Woolworths, Marks & Spencers, Boots, etc. It has a valuable and extensive frontage and a useful depth and site area as follows, all dimensions, etc., being approximate only:—

OVERALL STREET FRONTAGE 25 FEET

UPPER FLOOR OVERALL FRONTAGE 29 FEET

MAIN BUILDING DEPTH ABOUT 33 FEET MAXIMUM DEPTH ABOUT 62 FEET

SITE AREA OVER 1,000 SQUARE FEET

EFFECTIVE TOTAL AREA ON FOUR FLOORS ABOUT 2,750 SQUARE FEET

The main building is of brick construction, with tiled roof, having a single-storey extension on the ground floor with corrugated iron-sheeted roof, thus covering the whole of the site. The accommodation is as follows:—

GROUND FLOOR

(Floor Area about 989 sq. ft.)

MAIN SHOP (ceiling height 9ft. 10in.), arcaded window (street frontage about 20ft., depth about 10ft. 4in.). The Shop has an internal width of 19ft. 9in. and depth of about 22ft. 6in., with extension of about 29ft. 10in. by 13ft. max., 11ft. 9in. min.

Side Entrance to upper floors.

FIRST FLOOR

(Floor Area about 500 sq. ft. Ceiling height 8ft. 4in.)

Landing, 14ft. by 8ft. effective.

OFFICE, 12ft. 7in. by 8ft. 10in. max., 5ft. 4in. min.

STAFF ROOM, 13ft. 3in. by 11ft. 9in.

STORE, 18ft. 8in. by 11ft.

TWO CLOAKROOMS, each with W.C. and lavatory basin.

SECOND FLOOR

Floor Area about 618 sq. ft. Ceiling height 7ft. 10in.)

OPEN FLOOR SPACE, irregular in shape, suitable for show room, offices, stock room, etc. maximum dimensions 32ft. 6in. by 27ft. 5in.

THIRD FLOOR

(Floor Area about 673 sq. ft.)

STORAGE SPACE, irregular in shape, with attic ceilings, maximum dimensions 32ft. 6in. by 27ft. 5in.

SERVICES: All Main Services are connected.

This substantial property, situate as it is in the heart of the multiple shopping centre of High Wycombe, offers an unusual opportunity to anyone seeking a substantial freehold investment with a near and very valuable reversion to a much enhanced rack rental value.

General Information

SUMMARY.—The property has an overall ground floor frontage to Church Street of about 25 feet, upper floor overall width of about 29 feet, maximum depth of about 62 feet, site area over 1,000 sq. ft. and a total superficial area on four floors of about 2,750 sq. ft.

HIGH WYCOMBE is an important industrial and market town and the shopping and business centre for a wide surrounding district. The latest census figure for the Borough being 50,000, whilst the shopping population is estimated at well over 100,000.

LEASE.—The whole property is let to Milward and Sons Ltd. on a lease for 21 years from September 29th, 1947, at a rental of £900 per annum, the tenant paying rates, etc., the landlords being responsible for the maintenance of the main walls and roof and the remainder of the repairs and decorations being the responsibility of the Lessees. A copy of the lease may be inspected at the offices of the Solicitors or of the Auctioneers.

EASEMENTS.—See Special Condition No. 8.

PLAN.—A combined location and site plan for the purpose of identification only is printed in these Particulars. The plan is expressly excluded from any contract.

ASSESSMENTS.—N.A.V. £1,050. Rateable Value £864.

LOCAL AUTHORITY.—Corporation of High Wycombe, Municipal Offices, Queen Victoria Road, High Wycombe (Tel.: 1000).

TOWN PLANNING.—On the Town Map for High Wycombe approved by the Minister of Housing and Local Government the premises are in an area primarily zoned for shopping in the town centre. The Area Planning Office is at 164 West Wycombe Road, High Wycombe (Tel.: High Wycombe 3361).

TENURE.—The property is FREEHOLD and is sold subject to the lease.

VIEWING.—Appointments to view should be made through the Auctioneers.

Special Conditions of Sale

1. The property is sold subject to the Law Society's Conditions of Sale 1953 Edition so far as they are not varied by or inconsistent with these Conditions and General Condition 35 shall have effect in substitution for General Condition 34.

2. The Vendors' Solicitors are Messrs. Pink, Marston, Birch & Delafield whose office is at Number 7 Hampshire Terrace in the City of Portsmouth.

3. The deposit shall be 10 per cent of the purchase money and shall be paid to the Auctioneers Messrs Hamnett, Raffety & Co. of 30 High Street, High Wycombe, as stakeholders at the time of sale.

4. The date fixed for completion is the 20th day of July, 1962. 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 7 per cent until payment.

5. The Vendors are selling as Trustees for Sale.

6. The title to the property shall commence with a Conveyance on Sale dated the 24th day of June 1882 made between Frederick John Westfield of the one part and Robert Davenport Vernon of the other part.

7. The property is sold subject to a Lease dated the 16th day of June 1947 (short particulars of which are contained in the general information to these Sale Particulars) and the Purchaser shall be deemed to purchase with full notice and knowledge thereof and shall raise no objection nor make any requisition with regard thereto.

8. The property is sold subject to and with the benefit of:—

(a) A Deed of Grant dated the 9th day of October 1961 made between the Vendors of the one part and the owners of the premises adjoining on the west known as 22 Queen's Square, High Wycombe, of the other part relating to rights of light and air and other rights as varied by an Agreement dated the 12th day of October 1961.

(b) An Agreement as to right of light and air dated the 27th September 1895 so far as the same is now subsisting and capable of taking effect.

Copies of both these documents may be inspected at the office of the Solicitors or of the Auctioneers prior to the signing hereof and the Purchaser shall be deemed to purchase with full notice and knowledge of the contents thereof and shall raise no objection nor make any requisition with regard thereto.

Memorandum

I,
of

acknowledge that I have this day purchased the property described in the within Particulars for the sum of _____ pounds and have paid to the Auctioneers,

Messrs. HAMNETT, RAFFETY & CO., the sum of _____ pounds
as a deposit and in part payment of the said purchase price. And I hereby agree to pay the remainder of the purchase money and complete the purchase in all respects according to the within written Particulars and Conditions of Sale.

AS WITNESS the hands of the parties this _____ day of _____ 1962.

Purchase money	£	:	:
Deposit	£	:	:
Balance	£	:	:

As Agents for the Vendors we hereby confirm this Sale and as Agents for the Vendors acknowledge the receipt of the said deposit.

Abstract of Title to be sent to:—