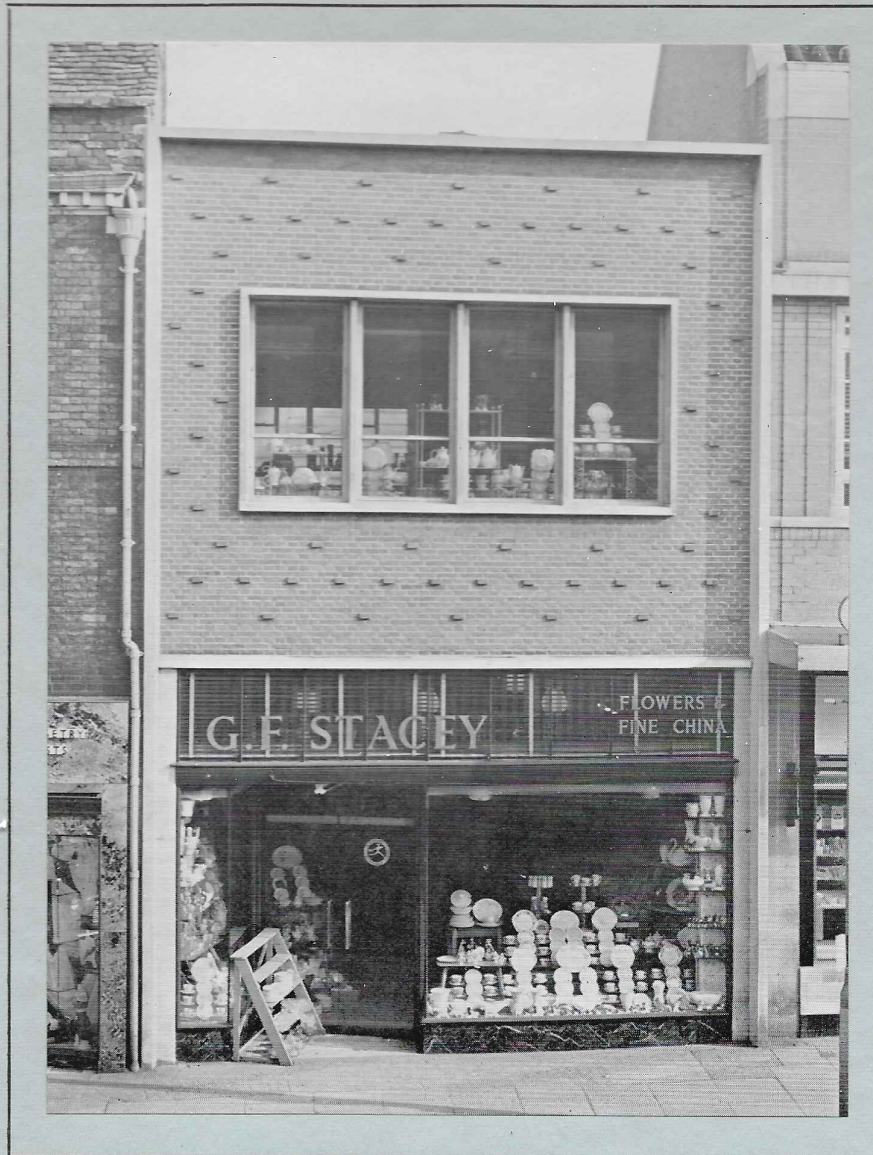


WITH VACANT POSSESSION

The Freehold Modern Shop and Showroom
occupying a
Multiple Position in the Centre of High Wycombe



No. 19 HIGH STREET

Floor Area about 1,500 sq. ft. Frontage about 20ft.

Site Depth about 77ft.

FOR SALE BY AUCTION

at The Guildhall, High Wycombe

on **FRIDAY, 18th JUNE, 1965, at 3 p.m.**
(unless previously sold)

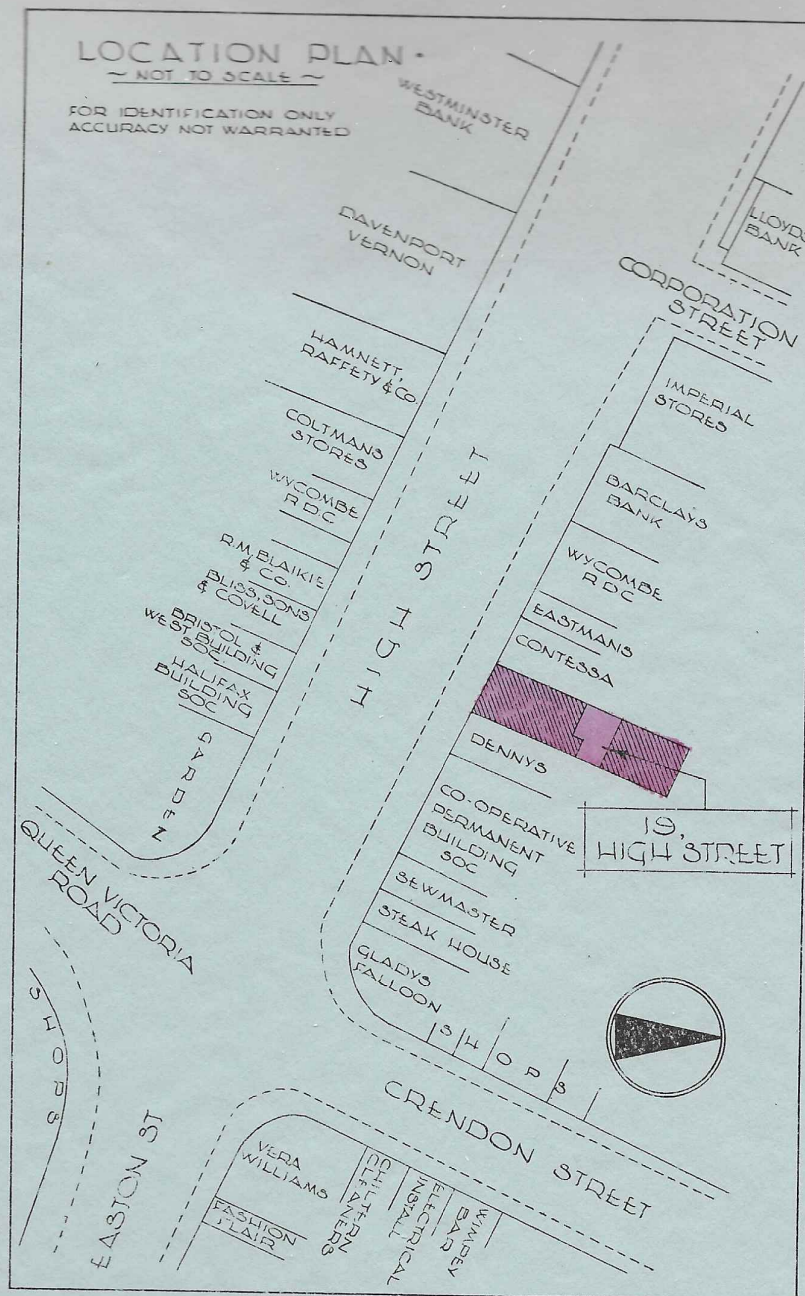
Vendor's Solicitors:

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

Chartered Auctioneers:

HAMNETT, RAFFETY & CO.

P.O. Box 53, 30 High Street, High Wycombe (Tel.: 5880/9)
with other offices at Beaconsfield, Farnham Common, Princes Risborough and Aylesbury.



General Information

SITUATION.—High Wycombe is an important, thriving and expanding, industrial and market town forming a focal point on the main London to Oxford Trunk Route (A40). It possesses many thriving, varied and well paid industries and is the business and shopping centre for a wide area of the adjoining parts of Buckinghamshire, Berkshire and Oxfordshire. With the surrounding rural district the shopping population is considerably in excess of 100,000.

The property occupies a prominent position in the High Street adjoining multiple shops and close to the principal banks, building society and Local Government Offices whilst further projected developments should make the position of growing importance.

SUMMARY.—The property comprises a modern building erected some 11 years ago containing a shop of about 550 sq. ft. with a first floor showroom over of about 525 sq. ft., with cellar beneath of about 430 sq. ft. At the rear is a storage building providing an opportunity for expansion; the site having a frontage to the street of about 20ft. and an average depth of about 77ft.

SERVICES.—Main Water, Electricity, Gas and Drainage connected.

OUTGOINGS.—The Rateable Assessment is £909.

FIXTURES.—The items usually designated Tenant's Fixtures and Fittings are excluded from the sale.

LOCAL AUTHORITY.—High Wycombe Borough Council, Municipal Offices, Queen Victoria Road, High Wycombe. Telephone: 26100.

TOWN PLANNING.—On the Town Map for High Wycombe approved by the Minister of Housing and Local Government the property is in the area designated for principal shopping use. The area Planning Office is at 35 Amersham Hill, High Wycombe. Telephone: 5671.

TENURE.—The property is FREEHOLD and is offered with VACANT POSSESSION on completion of the purchase.

TO VIEW.—Please make appointments through the Chartered Auctioneers.

No. 19 High Street

occupies a most prominent position in the town centre and comprises

A Modern Building on Two Floors

erected some 11 years ago and is of most substantial construction with good ceiling heights.

The site has a street frontage of about 20ft. and average depth of about 77ft. The main building has a depth of about 35ft. so that there is space available for further expansion.

The accommodation is as follows, all dimensions being approximate:—

GROUND FLOOR:

Approximate floor area 550 sq. ft. (average ceiling height 11ft. 8in.)

SHOP, width about 17ft. 9in., depth including window 25ft. 9in.

Excellent staircase to first floor.

CASH OFFICE under stairs.

WORKROOM, 18ft. by 9ft. 9in.

Outside W.C.

The overall Ground Floor depth of the Shop and Workroom is about 35ft.

From the shop a staircase leads down to the **Cellar**, about 25ft. by 17ft. 3in., ceiling height 6ft. 3in. max. Approximate floor area 430 sq. ft.

FIRST FLOOR:

Approximate floor area 525 sq. ft. (ceiling height about 10ft. 3in.)

SHOWROOM, 17ft. 9in. by 35ft. overall including **Cloakroom**, with sink and separate W.C.

OUTSIDE:

Small Yard at rear of shop.

Two-storey Timber-framed Storage Building, about 27ft. by 21ft. overall including Staff Room, approximate total floor area about 1,100 sq. ft.

The property was built and has been occupied successfully for the past 11 years as a Florists and China Shop and is for sale because the Florist's business is being concentrated at the other Branch at No. 45 Oxford Street, High Wycombe. Opportunities seldom occur to obtain modern shop premises in the busy High Street position and as well as occupation as a retail shop the property is very suitable for building society or insurance office or other similar occupation.

*Vacant and on offer
to let @ £3,500.
Taken by International
Travel - Jan 1966.*

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) (except Condition 20) so far as such last mentioned Law Society's Conditions are not varied by or are inconsistent with the following Conditions.

2. The Vendor's Solicitors are Messrs. Reynolds Parry-Jones & Crawford whose office is situate at Number 10 Easton Street High Wycombe Bucks.

3. The date fixed for the completion is the 19th day of July 1965. 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 £8 per cent until paid.

4. The Vendor is selling as Beneficial Owner.

5. The Title shall commence with a Vesting Deed dated the 25th day of March 1926 made between John Clement Parker and Mabel Conran of the one part and Florence Dempster Leadbetter of the other part. An examined Abstract of the documents comprising the Settlement under which such Vesting Deed was made will be produced to the Purchaser.

6. 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 Vendor.

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

8. General Condition 35 shall take effect in substitution for General Condition 34.

9. The Vendor shall be entitled to remove all fixtures and fittings which are usually designated as trade or Tenant's fixtures and fittings.

Memorandum

I,
of
do hereby acknowledge that I have this day purchased the property described in the within Particulars subject to the foregoing Conditions of Sale for the sum of £
and having paid to Messrs. HAMNETT, RAFFETY & CO., as the Vendor's Agents, the sum of £
as a deposit and in part payment of the purchase money I hereby agree to pay the balance thereof and in all other respects to complete the purchase according to the foregoing Conditions of Sale.

Dated this day of 1965.

Purchase money £

Deposit paid £

Balance £

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

Abstract of Title to be sent to:—