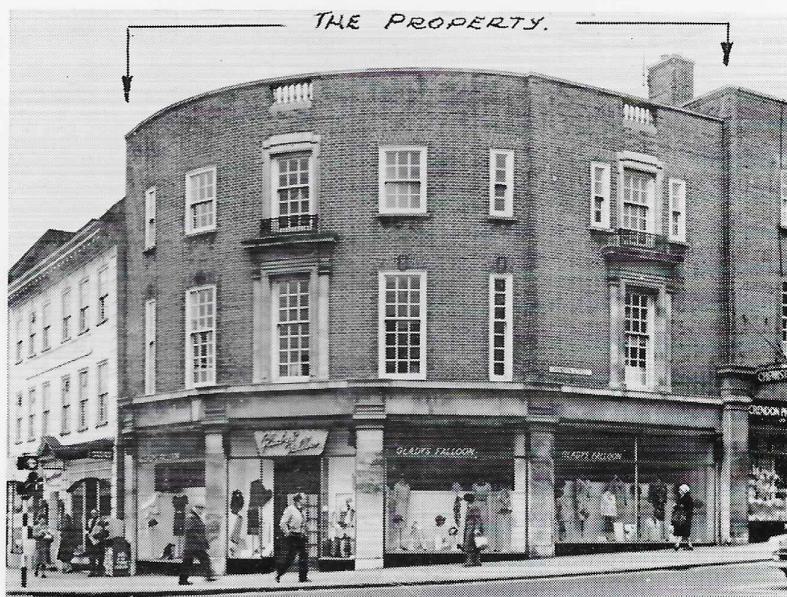


By Order of the Executors of the Estate of Miss N. C. Dyson deceased

HIGH WYCOMBE
THE VALUABLE FREEHOLD SHOP INVESTMENT
known as
No. 1 CRENDON STREET, HIGH WYCOMBE



OCCUPYING A PROMINENT CORNER SITE IN THE TOWN CENTRE
PRODUCING £500 PER ANNUM

Exclusive of Rates on Repairing and insuring lease expiring June 1968,
WITH VERY VALUABLE REVERSION

FOR SALE BY AUCTION

Hunt & Nash

at THE GUILDHALL, HIGH WYCOMBE
on FRIDAY, 2nd JUNE, 1967, at 3 p.m.
(unless previously sold)

Vendors' Solicitors :
MESSRS. GEORGE TUDOR & DE WINTON
Lion Yard,
Lion Street,
Brecon

Auctioneers :
MESSRS. HUNT & NASH
15 Crendon Street,
High Wycombe (Tel. 24884)
also at Slough and Watford

General Information

Location and Distances

These premises occupy a prominent corner position at the junction of the High Street (A.40) and Crendon Street (A.404), close to Multiple Stores, the Post Office, Municipal Offices and about 200 yards from the Railway Station and 'Bus terminus. London about 29 miles and Oxford about 25 miles.

Population

High Wycombe is a thriving Industrial town on the A.40 Trunk Road and at the last census in 1966 an estimate of the population of the Borough of High Wycombe was 55,170 and of the Wycombe Rural District 60,797, thus High Wycombe is the principal shopping centre for over 100,000 persons.

Services

Main electricity, gas, water and drainage connected.

Central Heating system connected to automatic gas fired boiler.

Plan

The location plan printed in these particulars is for the purpose of identification and is expressly excluded from any Contract.

Local Authority

High Wycombe Borough Council, Municipal Offices, High Wycombe (Tel. 26100).

Town and Country 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. Enquiries concerning planning should be directed to the South West Area Planning Office, 35 Amersham Hill, High Wycombe (Tel. 22071).

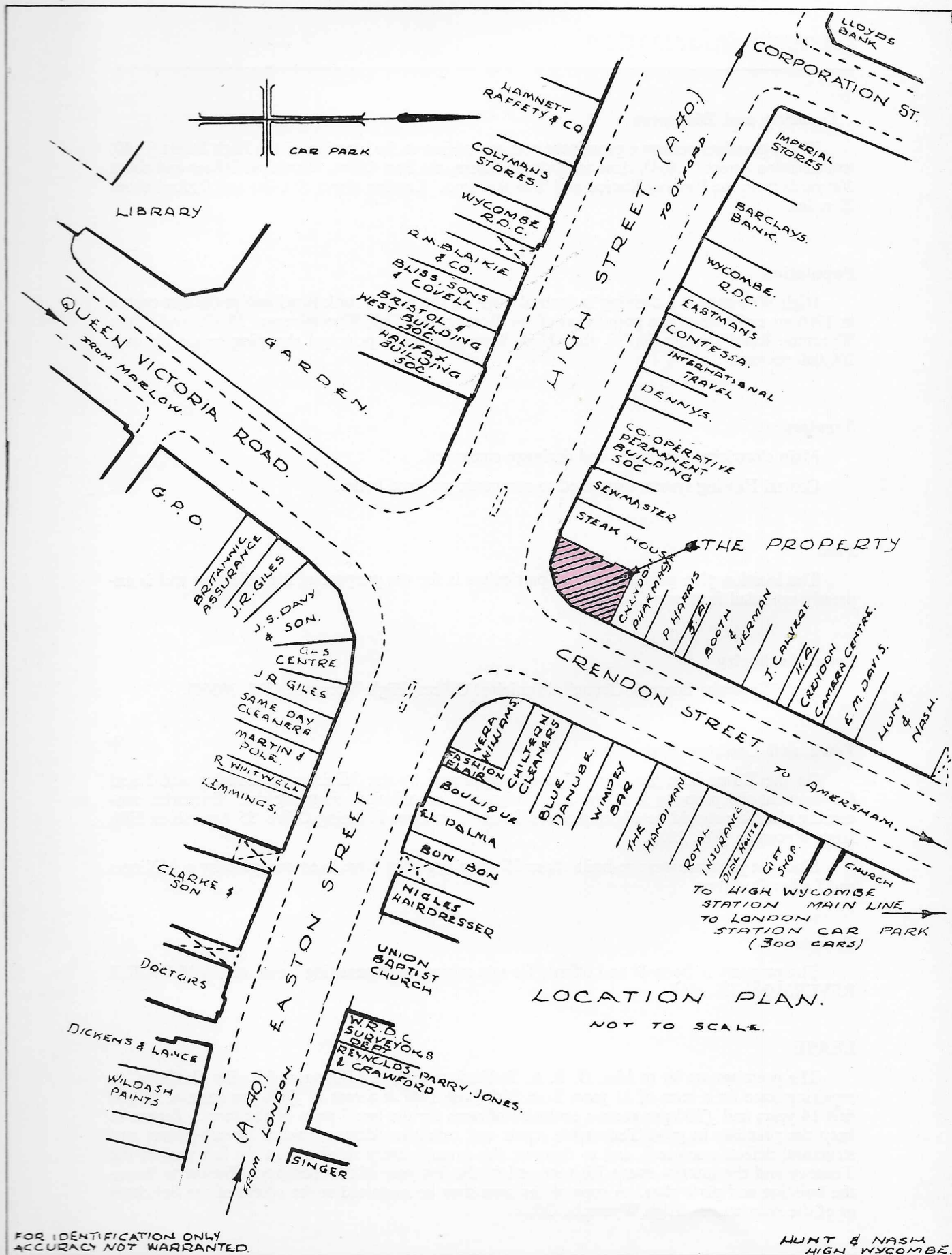
Since the premises were re-built about 35 years ago they have been occupied by a Milliners and Ladies Outfitters.

Tenure

The property is freehold and offered for sale subject to the existing Lease with VALUABLE REVERSION IN 1968.

LEASE

The premises are let to Mrs. G. E. A. Bedford, trading as Milliner and Ladies Outfitter, on repairing lease for a term of 21 years from 24th June 1947 at a rent of £450 per annum, for the first 14 years and £500 per annum exclusive of rates for the last 7 years of the term. Tenant to keep the premises in good Tenantable repair and condition (damage caused by subsidence and structural defects excepted), and to decorate the exterior every third and in the last year of the Tenancy and the interior every 7th year and in the last year of the Tenancy. Tenant to insure the building and plate glass. A copy of the lease may be inspected at the offices of the Solicitors or of the Auctioneers, High Wycombe Office.



Particulars of

No. 1 CRENDON STREET, HIGH WYCOMBE

Rating Assessment

Gross Value £2,000. Rateable Value £1,638.

Fixtures : The items usually designated as Tenants' Fixtures and Fittings are excluded from the sale.

To View : Only by appointment with the Auctioneers, Messrs. Hunt & Nash.

An imposing three storey building, which was erected some 35 years ago. The accommodation is well lighted and a small passenger lift and staircase give access to the upper floors.

ACCOMMODATION with approximate net floor areas and dimensions :

60 FT. FRONTAGE TO CRENDON AND HIGH STREET.

THE MAXIMUM DIMENSIONS OF THE PREMISES ARE 26' x 38'.

GROUND FLOOR

Ladies Gown Shop — net floor area 620 sq.ft.

FIRST FLOOR

Show Room used in conjunction with shop — net floor area 620 sq.ft.

TOP FLOOR

Used as Workroom. Net floor area 670 sq.ft.
Lavatory with basin, W.C.

BASEMENT

Gas fired boiler and storage space — net floor area 360 sq.ft.

Total net floor area 2,270 sq.ft.

Special Conditions of Sale

1. The property is sold subject to the conditions following and also to the General Conditions of 1953 issued by the Law Society which are deemed to be incorporated herewith. A Copy of the said General Conditions will be available for inspection in the Sale Room or at the Office of the Vendors Solicitor(s) during business hours at any time prior to completion but the Vendor shall not be obliged to deliver a copy of the said General Conditions to the Purchaser except at the Purchaser's expense. If there is any variance or inconsistency between these conditions and the said General Conditions, these conditions shall prevail. The references to such General Conditions are to the edition last published before the date of this contract.

2. The Vendor's Solicitors are Messrs. George Tudor & de Winton whose office is situated at Lion Yard, Brecon.

3. The date fixed for Completion of the purchase shall be the 30th day of June 1967, or earlier by mutual arrangement.

4. The Vendors are selling as Trustees for sale.

