

THE VALUABLE CENTRAL FREEHOLD

SHOP INVESTMENT

Nos. 2 and 3 Bull Lane HIGH WYCOMBE



£34,000 sold

Let on full repairing lease ^{to Dec 1981} and producing

£1,950 per annum

WITH RENT REVIEW DECEMBER, 1974

FOR SALE BY AUCTION

at The Falcon Hotel, High Street, High Wycombe

on FRIDAY, 24th MARCH, 1972, at 3.30 p.m.
(unless previously sold)

Sold for £34,000.

Vendors' Solicitors:

Messrs. WINTER-TAYLOR, WOODWARD & WEBB

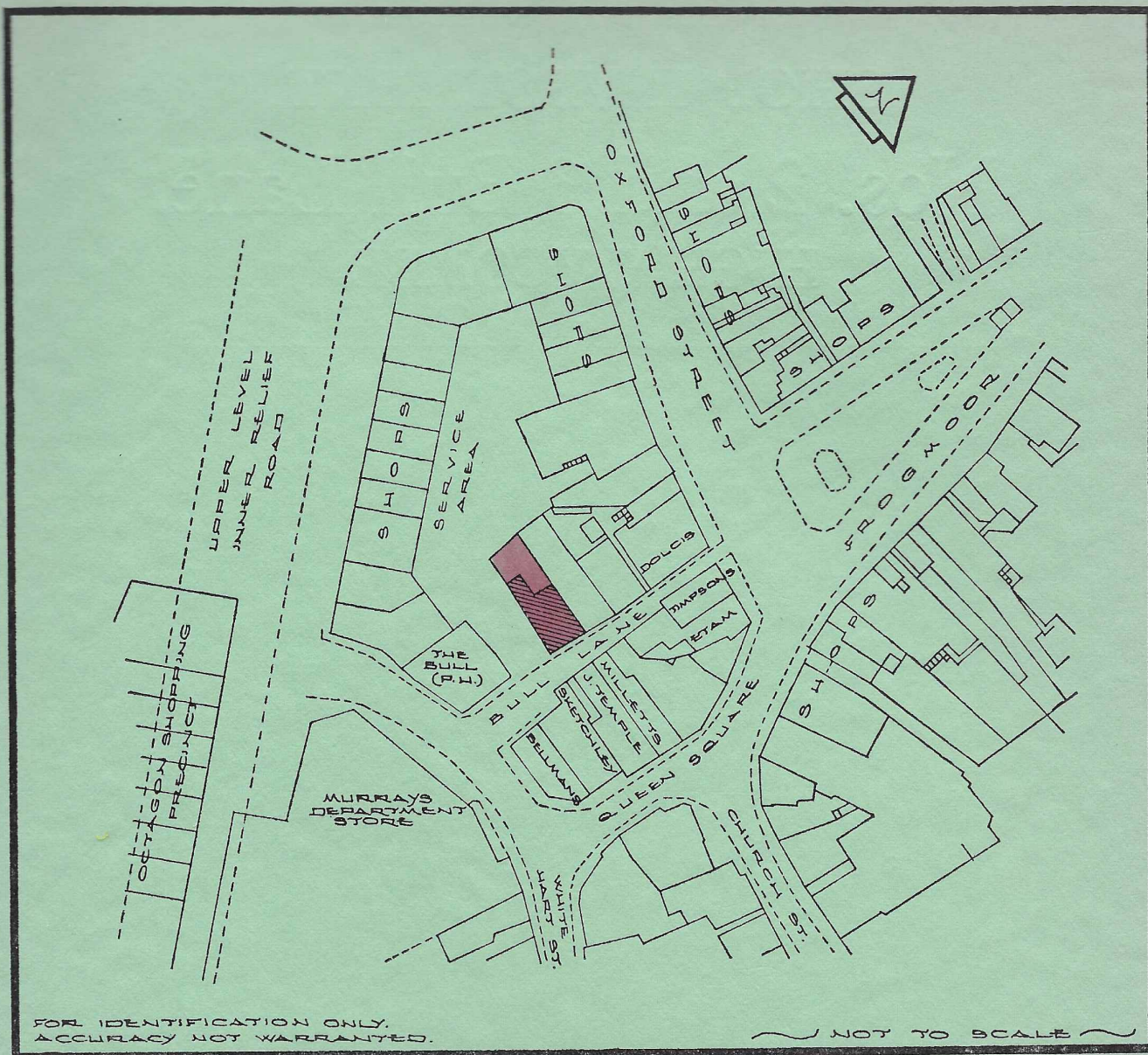
51 Castle Street, High Wycombe. Tel.: 22431

Chartered Auctioneers:

HAMNETT RAFFETY

30 High Street, High Wycombe. Tel.: 21234

With other Offices at Amersham, Aylesbury, Beaconsfield, Farnham Common, and Princes Risborough



General Information

SUMMARY.—Shop and premises with yard at rear. Building floor area about 1,991 square feet. Site area about 235 square yards.

LEASE.—Let to G. Smith & Son (Fishmongers) Ltd. under a lease dated 5th March, 1968, for a period of 14 years from 25th December, 1967. Commencing rent £1,800 per annum exclusive, raised to £1,950 per annum exclusive from 25th December, 1970. Further rent review on 25th December, 1974. Tenant pays rates and insurance and undertakes full repairing covenants with specific provisions as to decorations.

RATEABLE ASSESSMENT.—£667.

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

TOWN PLANNING.—On the High Wycombe and District Town Map the property is in an area zoned for Central Shopping Use. The Area Planning Office is at 35 Amersham Hill, High Wycombe. Tel.: 22071.

SERVICES.—All main services are connected or available.

TENURE.—The property is FREEHOLD and offered subject to the Lease.

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

PARTICULARS AND PLAN.—(a) The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor the Auctioneers are responsible for any such faults or defects, or for any statements contained in the Particulars of the property prepared by the Auctioneers.

(b) The Purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements, that he has satisfied himself as to the correctness of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the Auctioneers in relation to or in connection with the property.

(c) Any error, omission or mis-statement in any of the said statements shall not entitle the Purchaser to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances give either party any cause of action.

(d) The plan contained within these Particulars is for identification purposes only, its accuracy is not warranted and it is expressly excluded from any contract. Dimensions where given are approximate only.

Nos. 2 and 3 Bull Lane

HIGH WYCOMBE

(Coloured Red on the Location Plan)

occupy a valuable central position adjacent to the recently completed Octagon Shopping Precinct. The premises have been for many years in the present occupation as Fishmongers and the Tenants have carried out various improvements and have established a restaurant on the first floor. The premises, which are mainly of brick construction with tiled and flat roofs, are let on a full repairing and insuring lease, with a rent review at 25th December, 1974, the rent at present being

£1,950 per annum

The accommodation is as follows (*all dimensions and areas being approximate only*):

								<i>Dimensions</i>	<i>Approx. Area in sq. ft.</i>
GROUND FLOOR									
Shop	..	..	..	..	..	..	..	22ft. 6in. by 28ft.	
Tiled walls and floor.							less	10ft. by 3ft. 9in.	593
Preparation Room and Offices	..	..	..					13ft. 6in. by 13ft. 6in.	182
Ideal Standard solid fuel boiler, providing central heating.									
Preparation Room and Frying Room	..	..						29ft. 6in. by 9ft.	
Partly single-storey; hoist to first floor;							plus	13ft. by 2ft.	
part tiled walls; quarry tiled floor.							plus	4ft. 3in. by 2ft.	300
HALF-LANDING									
Staff Room..	..	..	..	..	..	..	..	8ft. 8in. by 10ft. 2in.	88
FIRST FLOOR									
Restaurant	..	..	..	..	..	..	..	27ft. 3in. by 21ft. 6in.	
							plus	14ft. by 7ft. 11in.	
							plus	14ft. by 7ft.	
							plus	7ft. 3in. by 4ft. 6in.	828
Approximate Total Floor Area ..									1,991 sq. ft.

OUTSIDE

Paved rear yard. Two lean-to shelters. Male and Female Toilets. Rear access.

SITE: Frontage about 29ft. 6in.; Depth about 77ft.; Rear width about 25ft. 6in.

Conditions of Sale

1. (1) The property is sold subject to the National Conditions of Sale 18th Edition hereinafter referred to as the General Conditions so far as they are not varied by or inconsistent with the Special Conditions.

1. (2) The prescribed rate in the General Conditions shall be ten per cent per annum.

1. (3) Special Conditions 6 (2) and (4) shall not apply and the period of notice under Condition 22 shall be fourteen days and not as therein stated.

2. Title shall commence with a Conveyance on Sale dated the 24th March 1923 and made between Dora Coles of the one part and George William Smith of the other part.

3. The date fixed for completion of the sale and purchase is the 21st day of April 1972. Completion shall take place at the offices of the Vendors' Solicitors, Messrs. Winter-Taylor, Woodward & Webb, of Buckingham.

4. The Vendors are selling as personal representatives.

5. The property is sold subject to and with the benefit of a Lease dated 5th March 1968 and made between the Vendors of the one part and G. Smith & Son, Fishmongers Ltd., of the other part under the terms and conditions therein contained. Copies of the said Lease are available for inspection at the offices of the Vendors' Solicitors.

6. The property is sold with the benefit of and subject to a Deed of Grant dated 27th May 1968 made between the Mayor, Aldermen and Burgesses of the Borough of High Wycombe of the one part and the Vendors of the other part. Copies of the said deed are available for inspection at the offices of the Vendors' Solicitors. The Purchaser shall be deemed to purchase with full knowledge thereof and shall raise no objection or requisition in respect thereto.

7. A deposit of 10 per cent of the purchase money shall be paid to Messrs. Hamnett Raffety of 30 High Street, High Wycombe, in the County of Buckingham, as Agents for the Vendors, upon the signing of the contract.

8. The property is believed to be and shall be taken to be correctly described as to measurements or otherwise and any error omission or mis-statement found in the Particulars or Conditions shall not annul the sale or entitle the Purchaser to any compensation in respect thereof.

9. The property is sold subject to all entries in the local Land Charges Registries and to any existing or proposed Town Planning Agreements interim developments orders development plans proposals and notices or orders as to rights or otherwise or any other matter capable of being registered as a Local Land Charge given or made by any competent authority in any subsisting Town and Country Planning Acts or any statute or enactment whatsoever which now or prior to completion affects the property or any part or parts thereof.

10. The Vendors will not be asked or required to convey the property hereby agreed to be sold or any part or parts thereof otherwise than to the Purchaser who signs the contract for sale and purchase.

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. HAMNETT RAFFETY, 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.

[illegible]

Purchase money £

Deposit money £

Balance £.

As Agents for the Vendors,

we hereby confirm this Sale and, as Stakeholders, acknowledge the receipt of the said deposit.

Abstract of Title to be sent to: