

WITH VACANT POSSESSION

OCCUPYING A PROMINENT POSITION
IN A BUSY TRADING THOROUGHFARE

No. 201 Desborough Road HIGH WYCOMBE

Extensive Double Fronted Shop Premises

WITH GARAGE, STORE ROOMS AND YARD

Total Floor Area 1,300 sq. ft. Frontage 28ft. 6in. Depth 85ft.

SITE AREA 270 SQ. YARDS

FOR SALE BY AUCTION

at THE GUILDHALL, HIGH WYCOMBE

on FRIDAY, 14th JUNE, 1963, at 3 p.m.

(unless previously sold)

Vendor's Solicitors:

Messrs. CLARKE & SON

90 Easton Street, High Wycombe

Tel.: 1390/1

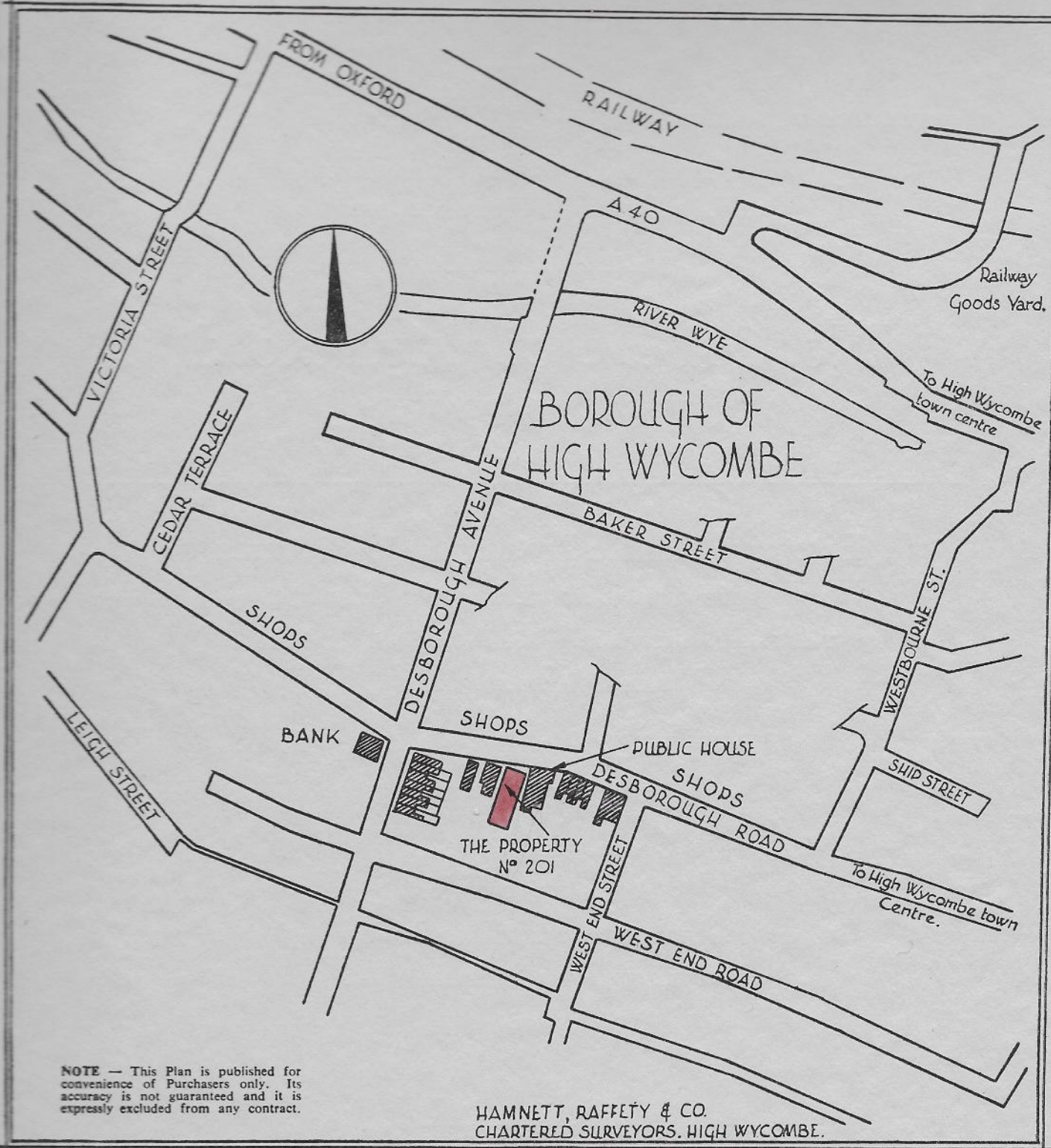
Auctioneers:

HAMNETT, RAFFETY & CO.

30 High Street, High Wycombe

Tel.: 5881/7

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



Rawlinsons (Printers) Ltd., Northwood, Middlesex.

General Information

SITUATION.—No. 201 DESBOROUGH ROAD occupies a prominent position in an old established and busy trading thoroughfare near to the junction with Desborough Avenue. The property fronts the bus route and is convenient for access to the Central and Western areas of the thriving and expanding Industrial and Market Town of High Wycombe.

SUMMARY.—The property comprises a double-fronted SHOP, with storage accommodation at the rear and over. A covered vehicular side entrance leads to a Garage with loft over, and a yard. The Buildings have an aggregate floor area of about 1,300 sq. ft. and the Site has a frontage to Desborough Road of about 28ft. 6in., an average depth of about 85ft. and Site Area of about 270 square yards. In the Site is a 300-gallon underground petrol tank.

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

OUTGOINGS.—The new Rateable Assessment is £330.

FIXTURES.—The 300-gallon underground petrol tank will be included in the sale of the Freehold but the right is reserved to remove the Petrol Pump prior to completion of the purchase.

TENURE.—The property is FREEHOLD and VACANT POSSESSION will be given on completion of the purchase.

TOWN PLANNING.—On the approved Town Map for High Wycombe the part of the south side of Desborough Road in which the property is situate is zoned primarily for industrial use. The opposite (North) side of the road is zoned primarily for SHOPS. The Area Planning Office is at 164 West Wycombe Road, High Wycombe (Tel.: 3361).

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

PLAN.—The plan printed in these Particulars is for location purposes only, is not warranted for accuracy and is expressly excluded from any contract.

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

Sold to Martin Spragg
for £5250.

Particulars

No. 201 DESBOROUGH ROAD

comprises a

Double Fronted Shop

with extensive accommodation at the rear and on the first floor over, having a Garage and vehicular side entrance and occupying a useful and adaptable site. The property, which occupies a prominent and accessible position in a busy thoroughfare, was at one time occupied by a Motor Engineer, subsequently for a considerable time the Shop was used for retail trading (Ladies' Gowns), but recently the premises have been used for storage in connection with the business of the Domestic Ironmongers established opposite.

The Main Building is of brick, with slated roof, and the accommodation (all dimensions being approximate) has an aggregate

FLOOR AREA OF ABOUT 1,300 SQ. FT.

as follows:—

ON THE GROUND FLOOR:

DOUBLE-FRONTED SHOP, 17ft. 4in. in width, 17ft. 10in. in depth and ceiling height 9ft. 6in.

STORE ROOM, 11ft. 9in. by 8ft. 3in., with corner fireplace.

Lobby with cupboard under stairs.

STORE ROOM, 11ft. 6in. by 9ft. 11in., with fireplace.

SCULLERY, 10ft. 6in. by 6ft., with sink.

ON THE FIRST FLOOR:

Landing.

FOUR STORE ROOMS, 13ft. 7in. by 10ft. 2in., with fireplace; 12ft. 2in. by 11ft. 8in., with fireplace; 12ft. 3in. by 6ft. 10in.; and 11ft. 5in. by 10ft. (These rooms might also be adapted for living accommodation).

OUTSIDE:

is a vehicular side entrance, with corrugated iron shelter roof over, which leads to a

BRICK GARAGE

24ft. 10in. by 10ft. 9in. maximum width (9ft. 4in. minimum), with Loft over, having corrugated iron roof. Two corrugated iron Lean-to Stores, one with W.C., and useful Yard with 300-gallon underground petrol tank.

THE SITE

has a frontage to Desborough Road of about 28ft. 6in. and an average depth of about 85ft., thus an estimated

TOTAL AREA OF ABOUT 270 SQUARE YARDS

Freehold Properties of this size and possessing the benefit of a vehicular entrance are not easy to obtain in this busy commercial area, and the present sale affords an unusual opportunity to acquire extensive and adaptable premises available for immediate occupation.

Special Conditions of Sale

1. The property is sold subject to the following Conditions and to the National Conditions of Sale Seventeenth Edition so far as they are not varied by or inconsistent with the Conditions following. A print of the National Conditions may be inspected at the office of the Vendor's Solicitors during business hours on any of the ten days other than Sundays immediately preceding the sale.

2. Condition 13 of the National Conditions of Sale shall not have effect.

3. A deposit of 10 per cent of the purchase price shall be paid to the Auctioneers as stakeholders.

4. The Vendor's Solicitors are Messrs. Clarke & Son whose office is at 90 Easton Street, High Wycombe.

5. The date for completion shall be the 12th day of July, 1963.

6. The Vendor sells as Beneficial Owner.

7. The Vendor's title is registered at H.M. Land Registry with a possessory title under date the 20th day of September 1961. A Purchaser shall not be entitled to call for the prior title and the Abstract of Title shall consist of a copy of the entries on the register together with an authority to inspect the same. The Vendor has insured against adverse claims and will assign the benefit of such insurance to the Purchaser on completion.

8. The Purchaser shall in the Conveyance to him enter into a covenant with the Vendor that the property shall not at any time after the date of such Conveyance be used or occupied for the purpose of the business whether wholesale or retail of an ironmongers or builders merchant.

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 1963.

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:—

HAMNETT, RAFFETY & Co.

Chartered Surveyors, Auctioneers & Estate Agents

2a & 4 Temple Square
AYLESBURY
Tel.: 4633 (2 lines)

High Street
PRINCES RISBOROUGH
Tel.: 744 (2 lines)

30 High Street
HIGH WYCOMBE
Tel.: 5881 (7 lines)

Opposite Post Office
BEACONSFIELD
Tel.: 1290 (2 lines) and 1119

The Broadway
FARNHAM COMMON
Tel.: 1062 (2 lines)

PLEASE REPLY TO :

HIGH WYCOMBE.

Folio No: 14049 SV.

Preliminary Particulars.

201 Desborough Road, High Wycombe

COMPRISES A

Double Fronted Shop

with extensive accommodation at the rear and on the first floor over, having a garage and vehicular side entrance and occupying a useful and adaptable site.

The main building is of brick with slated roof and the accommodation (all dimensions being approximate) has an aggregate

floor area of about 1,300 sq.feet.

as follows:-

ON THE GROUND FLOOR

Double Fronted Shop 17ft. 4 ins. in width, 17 ft. 10 ins. in depth and ceiling height 9 ft. 6 ins.

Storeroom 11 ft. 9 ins x 8 ft. 3 ins. with corner fireplace.

Lobby with cupboard under stairs.

Storeroom 11 ft. 6 ins. x 9 ft. 11 ins. with fireplace.

Scullery 10ft. 6 ins. x 6 ft. with sink.

ON THE UPPER FLOOR.

Landing

Four Storerooms: 13 ft. 7 ins x 10 ft. 2 ins. with fireplace.
12 ft. 2 ins x 11 ft. 8 ins. with fireplace.
12 ft. 3 ins x 6 ft. 10 ins. and
11 ft. 5 ins x 10 ft.

OUTSIDE

is a vehicular side entrance, with corrugated iron shelter roof over which leads to a Brick Garage 24 ft. 10 ins x 10 ft. 9 ins maximum width (9ft. 4 ins. minimum) with Loft Over, having corrugated iron roof. Adjacent is a Corrugated Iron Lean-to Store, and Useful Yard with 300 gallon underground petrol tank.

THE SITE

Has a frontage to Desborough Road of about 28 feet 6 inches and an average depth of about 85 feet, thus with a total area of about 270 square yards.

Services: Main water, electricity, gas and drainage are connected.

Fixtures: The 300 gallon underground petrol tank at present on the premises will be included in the sale of the Freehold but the right is reserved to remove the Petrol Pump prior to completion of the purchase.

Tenure: The property is FREEHOLD and Vacant Possession will be given on completion of the purchase.

Originally Pugh's Garage

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FOR SALE BY AUCTION AT AN EARLY DATE. (unless previously sold).

TO VIEW

Please make appointments through the Auctioneers as above.

NOTE.—The foregoing is intended to give a fair description, but accuracy is not warranted. Avoid fruitless journeys by making appointments through **HAMNETT, RAFFETY & CO.** Terms quoted are SUBJECT TO CONTRACT.