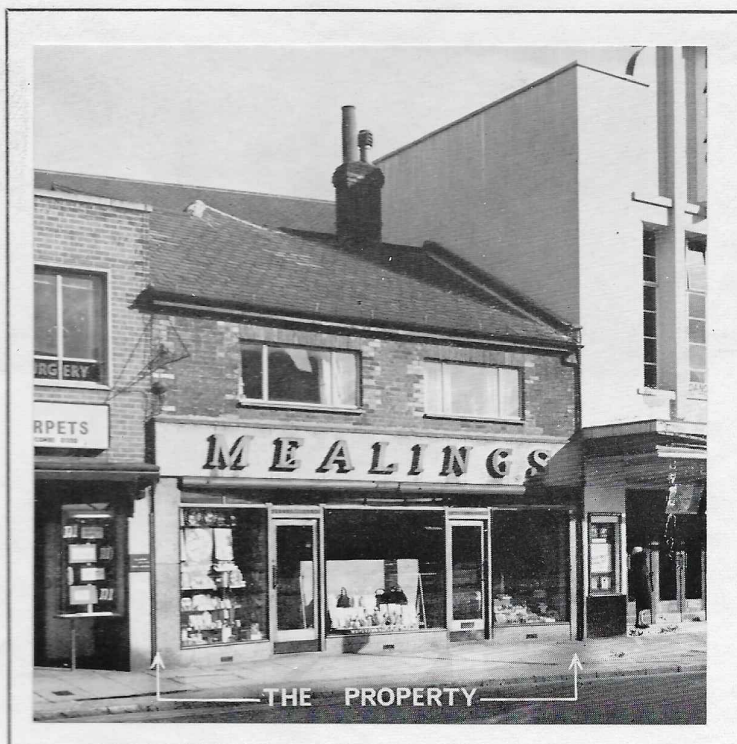


WITH VACANT POSSESSION

THE FREEHOLD SHOP

occupying a

CENTRAL MULTIPLE POSITION



Nos. 24-26 FROGMOOR HIGH WYCOMBE

Frontage about 28 feet

Depth about 45 feet

FOR SALE BY AUCTION

at THE GUILDHALL, HIGH WYCOMBE

on FRIDAY, 9th JUNE, 1967, at 3 p.m.

(unless previously sold)

Vendor's Solicitors:

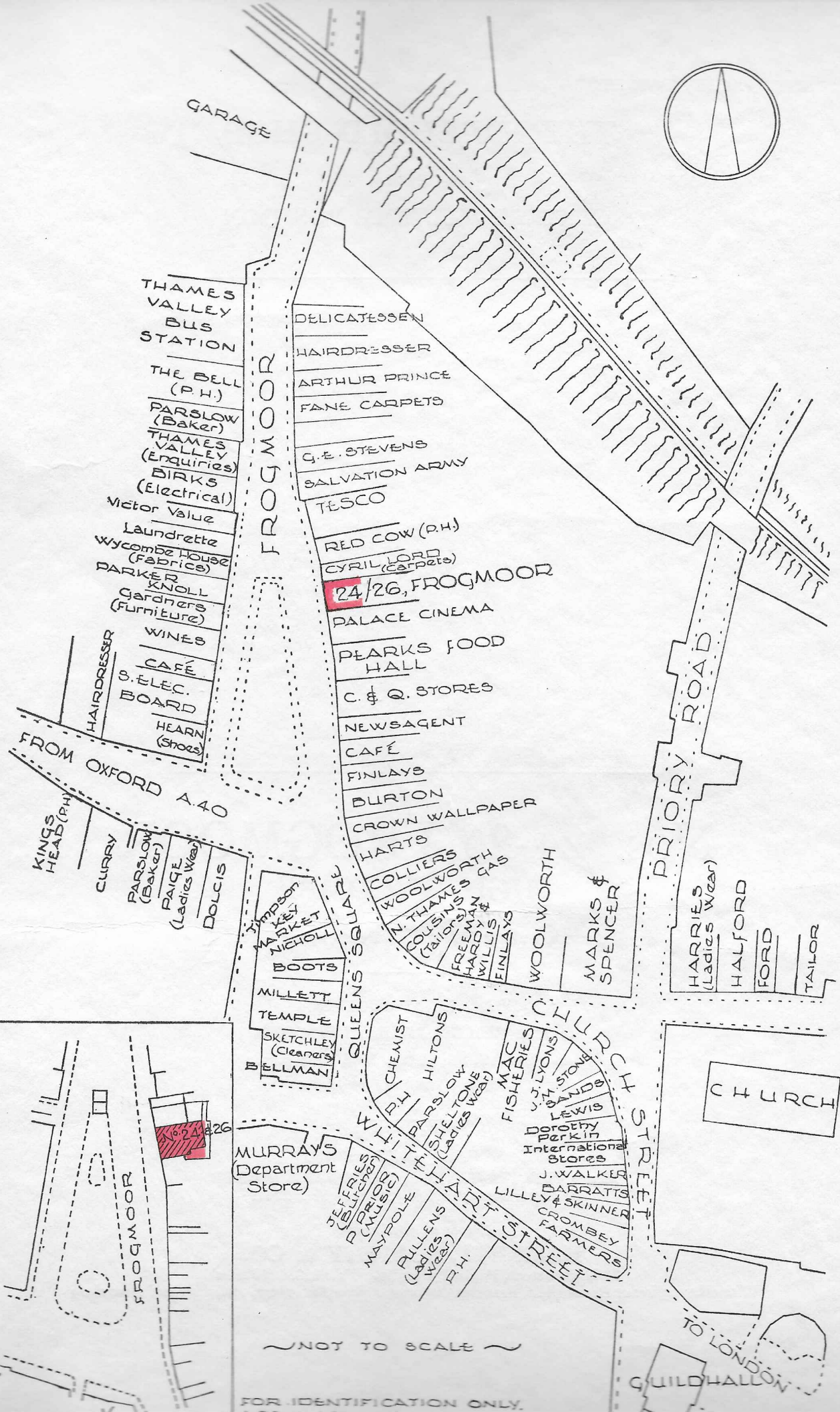
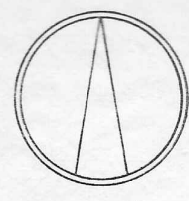
Messrs. WINTER-TAYLOR, WOODWARD & WEBB
51 Castle Street, High Wycombe. Tel.: 22431

Chartered Auctioneers:

HAMNETT, RAFFETY & CO.

30 High Street, High Wycombe. Tel.: 21234 (10 lines)

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



GARAGE

THAMES VALLEY BUS STATION

THE BELL (P.H.)

PARSLOW (Baker)

THAMES VALLEY (Enquiries)

BIRKS (Electrical)

Victor Value

Laundrette

Wycombe House (Fabrics)

PARKER KNOLL Gardeners (Furniture)

WINES

CAFE

S. ELEC. BOARD

HEARN (Shoes)

FROM OXFORD A.40

KINGS HEAD (P.H.)

CURRY

PARSLOW (Baker)

PAIGE (Ladies Wear)

DOLCIS

JIMBOON KEY MARKET NICHOLL

BOOTS

MILLETT

TEMPLE

SKETCHLEY (Cleaners) BELLMAN

MURRAY'S (Department Store)

QUEENS SQUARE

CHEMIST

HILTONS

PARSLOW

SHELTONE (Ladies Wear)

JEFFRIES (Butcher)

PRIOR (Music)

MAYPOLE

PULLEN'S (Ladies Wear)

P.H.

DELICATESSEN

HAIRDRESSER

ARTHUR PRINCE

FANE CARPETS

G.E. STEVENS

SALVATION ARMY

TESCO

RED COW (P.H.)

CYRIL LORD (Carpets)

24/26 FROGMOOR

PALACE CINEMA

PEARKS FOOD HALL

C. & Q. STORES

NEWSAGENT

CAFE

FINLAYS

BURTON

CROWN WALLPAPER

HARTS

COLLIERS

WOOLWORTH

N. THAMES (Tailors)

COLSON'S

FREEMAN HARDWARE

WILLIS

FINLAYS

WOOLWORTH

MARKS & SPENCER

PRIORY ROAD

HARRIES (Ladies Wear)

HALFORD

FORD

TAILOR

CHURCH

CHURCH STREET

MAC FISHERIES

V.J. LYONS

STONE

SANDS

LEWIS

DOROTHY PERKIN International Stores

J. WALKER

BARRATT'S

LILLEY & SKINNER

CROMBEY FARMERS

NOT TO SCALE

FOR IDENTIFICATION ONLY

TO LONDON GUILDHALL

General Information

SITUATION.—The property occupies a central position in the multiple shopping centre of the thriving and expanding town of High Wycombe. Frogmoor is a main shopping street leading off Queen Square and Oxford Street. The industry of the town is very varied and with the surrounding district the shopping population is considerably in excess of 100,000. In addition, High Wycombe is the business and shopping centre for a wide area of the adjoining parts of Buckinghamshire, Berkshire and Oxfordshire.

SUMMARY.—The property has a frontage to Frogmoor of about 28 feet and an average depth of about 45 feet (with pedestrian access to the rear) and the existing building has a gross area on the ground and first floors of about 1,800 square feet with loft over. The site extends to about 140 square yards.

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

OUTGOINGS.—The present Rateable assessment is £1,013.

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

PLANS.—The Location and Site Plans printed in these Particulars are for the purpose of identification only, their accuracy is not warranted and they are expressly excluded from any contract. The Conveyance Plan showing the right of way may be inspected at the offices of the Chartered Auctioneers.

TOWN PLANNING.—On the approved High Wycombe Town Map the property is in an area zoned primarily for shopping use in the Town Centre. The Area Planning Office is at 35 Amersham Hill, High Wycombe. Telephone: 22071.

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

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

ROAD.—Frogmoor is a made-up Public Highway.

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

PARTICULARS

Nos. 24-26 FROGMOOR

now in the occupation of the Vendor, have been in the occupation for many years of the old established business of R. Mealing & Son, Newsagents, Tobacconists and Retailers of Leather and Fancy Goods, and the property is now being offered for sale with VACANT POSSESSION because the present owner wishes to retire.

The building is of brick with slate roof and, although of some age, has been altered and adapted to give the present clear sales area with modern shop front. The first floor is well supported on steel joists and the present building could, therefore, be readily adapted to the particular needs of the occupant or, alternatively, the site is favourably situated for redevelopment.

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

GROUND FLOOR:

Approximate Floor Area 930 sq. ft. (Shop average ceiling height 8ft. 5in.)

SHOP, 26ft. 3in. average width by 26ft. 9in. average depth.

Store Room, 11ft. 10in. by 13ft. 6in. (ceiling height 8ft. 2in.).

Scullery, 11ft. 7in. by 6ft. 6in.

FIRST FLOOR:

Approximate Floor Area 900 sq. ft. (Average ceiling heights 7ft. 9in. to 8ft. at front and about 7ft. at rear)

FIVE ROOMS, 14ft. 6in. by 11ft.; 14ft. 9in. by 12ft.; 11ft. by 8ft.; 15ft. by 12ft. 9in.; 12ft. 3in. by 11ft. 9in.

BATHROOM and **Separate W.C.**

SECOND FLOOR:

Loft and storage area in roof space, with stairs from first floor.

The site is approximately rectangular, having a frontage of about 28 feet, an overall depth of about 45 feet with pedestrian access to the rear.

Opportunities seldom occur to obtain Freehold Shop Premises in the busy central area of High Wycombe, and the present sale affords one of the last remaining opportunities to acquire a privately owned property in a multiple shopping position, either for occupation or investment.

Special Conditions of Sale

1. The property is sold subject to the Law Society's General Conditions of Sale 1953 known as the General Conditions so far as they are applicable to a sale by auction and are not inconsistent with the following Special Conditions and the Purchaser at the close of the sale to him shall sign an agreement in the form annexed to these Special Conditions.
2. For the interest rate of 5 per cent referred to in the General Conditions shall be substituted that of 7 per cent.
3. The deposit payable by the Purchaser shall be 10 per cent of the purchase money and the sale shall be completed on the 16th day of August 1967 at the offices of the Vendor's Solicitors, Messrs. Winter-Taylor, Woodward & Webb, of 51 Castle Street, High Wycombe, Bucks.
4. The Vendor sells as Beneficial Owner.
5. The title shall commence with a Conveyance on Sale dated the 16th day of March, 1922, and made between The High Wycombe Theatre Company Limited of the one part and Rupert Mealing of the other part.
6. The property is sold with vacant possession on completion.
7. The tenure of the property is freehold.
8. The property is sold on the footing that there is no development thereon in contravention of the Town and Country Planning Acts, 1947-62, and that the permitted uses under the said Acts are the uses (if any) specified in the Particulars.
9. The General Information printed with the Particulars shall be deemed to be incorporated in these Conditions and if there shall be any conflict between them and the General Information the former shall prevail.
10. The property is sold together with the right of way for the Purchaser his tenants and others authorised by him at all times with or without hand-trucks or barrows over and along the strip of land 3 feet 6 inches wide coloured blue on a plan which may be inspected at the offices of the Vendor's Solicitors or the Chartered Auctioneers.
11. The property is sold subject to the agreement and declaration contained in the said Conveyance dated the 16th day of March 1922 that the wall on the north side of the property shall be a party wall and shall be repairable as such.
12. There will be a reserved price.

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 1967.

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:—