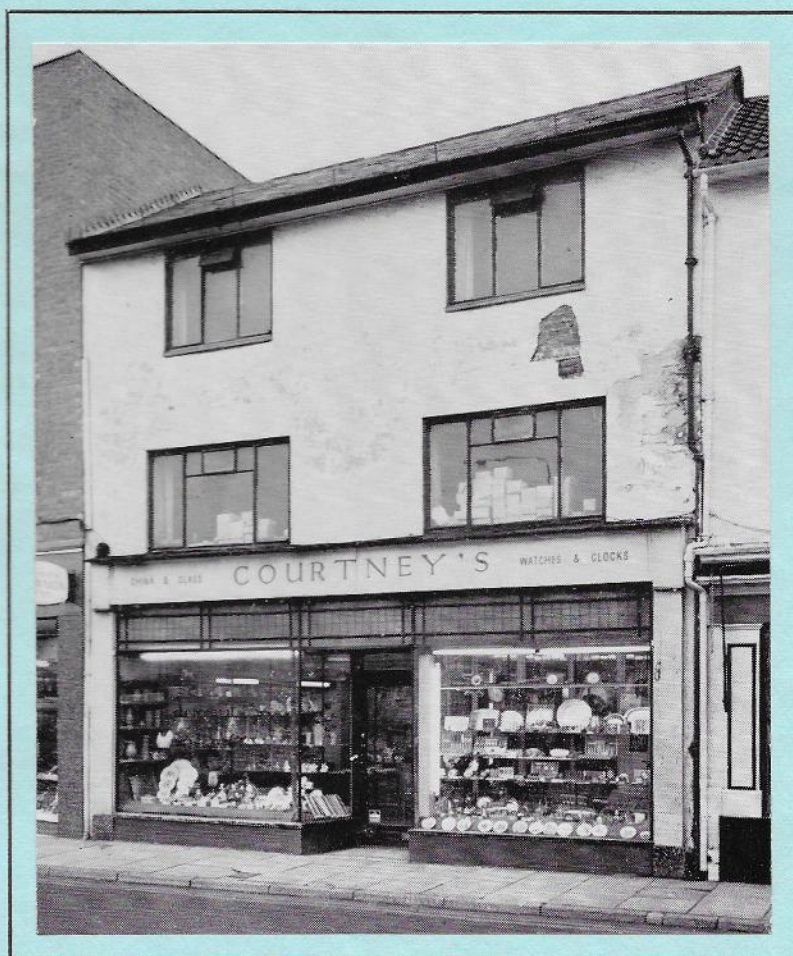


Key A. Wood

THE CENTRAL FREEHOLD SHOP

42 Oxford Street
HIGH WYCOMBE



**Occupying a Prominent Position
and Suitable for Occupation or Investment**

Sold at
£52,500
(Shrimpton)
Rebuilt 1975

FOR SALE BY AUCTION
WITH VACANT POSSESSION
at THE GUILDHALL, HIGH WYCOMBE
on FRIDAY, 16th FEBRUARY, 1973, at 3 p.m.
(unless previously sold)

Vendors' Solicitors:
Messrs. PARKER, SON & NICKSON
8 High Street, High Wycombe. Tel.: 23351

Chartered Auctioneers: 20 JAN 1973

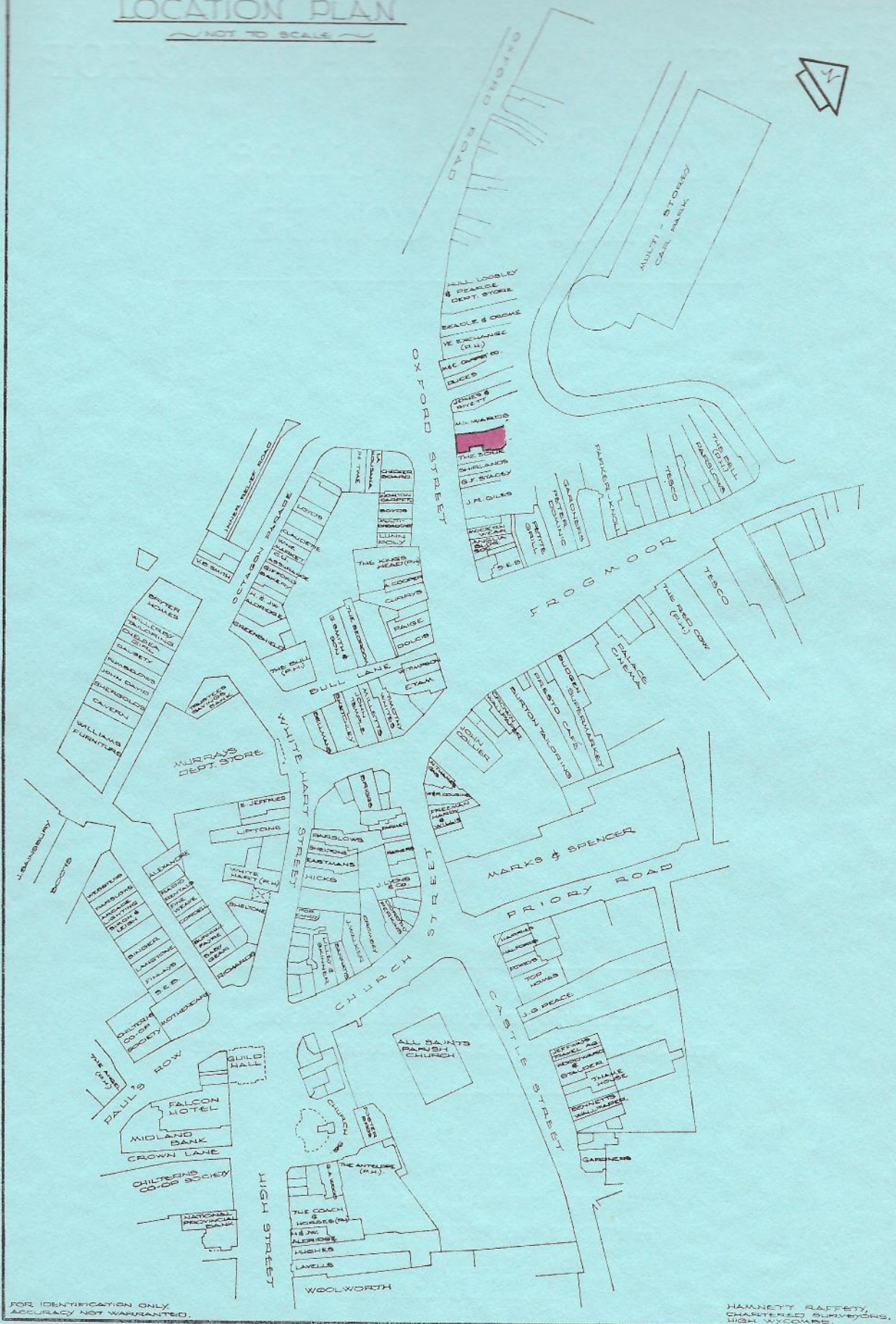
HAMNETT RAFFETY

P.O. Box No. 1, 30 High Street, High Wycombe. Tel.: 21234 (15 lines)

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

LOCATION PLAN

~NOT TO SCALE~



FOR IDENTIFICATION ONLY.
ACCURACY NOT WARRANTED.

HANNETT RAFFETY,
CHARTERED SURVEYORS,
HIGH WYCOMBE.

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 and Photograph contained within these Particulars are for identification purposes only, their accuracy is not warranted and they are expressly excluded from any contract. Dimensions and areas where given are approximate only.

Particulars

42 Oxford Street HIGH WYCOMBE

comprises

PROMINENT CENTRAL FREEHOLD SHOP PREMISES

occupying a valuable trading position adjacent to multiple shops and having the unusual advantage in High Wycombe of a level site with vehicular rear access. It is adjacent to the Dovecote multi-storey car park and the Octagon Shopping Centre.

The buildings, mainly of brick construction with rendered elevations, are of considerable age and in need of considerable renovation or reconstruction. Planning permission has been obtained for redevelopment under Reference HW 200/69. Copies of these plans are available for inspection.

The property has a frontage of about 24ft. 6in., a maximum depth of about 90ft. and a site area of about 225sq. yds. *Shop 1300 sq ft. 2000 sq ft*

ACCOMMODATION

GROUND FLOOR:

Shop, street frontage about 24ft. 6in., and in three sections:

	Approx. Floor Area in sq. ft.
Front Shop, average about 23ft. by 17ft. 3in.	395
Middle Shop, average about 18ft. by 11ft.	195
Rear Shop, average about 28ft. by 15ft. 6in.	435
Store, 16ft. 9in. by 10ft. 6in.	175
Kitchen, 7ft. by 3ft. 9in.	25
Lobby and W.C.	

FIRST FLOOR:

Front Room, 23ft. 6in. by 16ft. average	375
Rear Room, 7ft. 3in. by 13ft. 3in., plus 9ft. 6in. by 7ft. 9in. maximum	170

SECOND FLOOR:

Front Room, 12ft. 6in. by 12ft.	150
Front Room, 12ft. by 11ft.	130
Bathroom, 12ft. 9in. by 6ft. 6in.	80
Storage space under eaves.	

Total .. 2,130 sq. ft.

Rear Yard with vehicular access from service area.

General Information

SITUATION.—The property occupies a very prominent position in the main shopping area of the thriving and expanding town of High Wycombe, opposite the Octagon development and adjacent to a multi-storey car park. It has the benefit of vehicular rear access.

SUMMARY.—A three-storey building with single-storey rear extension. The site, which narrows in the centre, has a frontage to Oxford Street of about 24ft. 6in., a maximum depth of about 90ft. and a site area of about 225 sq. yds. The existing buildings have a floor area of about 2,130 sq. ft.

SERVICES.—All main services are connected or are available for connection.

TOWN PLANNING.—On the approved High Wycombe Town Map the property is situated in an area zoned for shopping. Detailed planning permission was obtained for redevelopment under Reference HW 200/69. The Area Planning Office is at 35 Amersham Hill, High Wycombe. Tel.: 22071.

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

OUTGOINGS.—The present Rateable Assessment is £888.

ROAD.—Oxford Street is a made-up public highway.

FIXTURES.—All fixtures and fittings usually designated as Tenant's or Trade fixtures and fittings are excluded from the sale.

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

TO VIEW.—Please make appointments through the Auctioneers.

Special Conditions of Sale

1. The property is sold subject to the Law Society's Conditions of Sale 1970 (hereinafter referred to individually by the designation "General Conditions" together with the number thereof) so far as they are not varied by or inconsistent with these Conditions.
2. The Vendors' Solicitors are Messrs. Parker Son & Nickson.
3. The sale is subject to a reserve price.
4. Immediately after the sale the Purchaser shall pay to the Auctioneers as stakeholders a deposit of ten per cent of the amount of the purchase price and sign the agreement hereunder for the completion of his purchase.
5. The property is sold subject to all easements and quasi-easements and rights of adjoining owners and others over the premises (if any).
6. The property is sold with vacant possession on completion.
7. The Vendors are selling as Personal Representatives of Emily Elizabeth Parker deceased the tenant for life under a Settlement hereinafter mentioned.
8. The property (with other property) was settled by a Marriage Settlement dated the 12th January 1870 between John Parker of the first part Emily Browne of the second part Harriett Margeret Browne and Rose Browne of the third part and Edward Parker and William Peel of the fourth part and under the Will of the said John Parker who died on the 10th October 1906. A first Vesting Deed dated the 28th March 1927 and made between John Clement Parker and Mabel Conran of the one part and the said Emily Elizabeth Parker of the other part was made for giving effect to the settlement. The Purchaser shall assume notwithstanding the proviso to sub-section (2) of Section 110 of the Settled Land Act 1925 that (i) the property sold was comprised in the settlement (ii) the person in whom the settled land was by such vesting deed declared to be vested was the person in whom it ought to be vested as tenant for life or statutory owner and (iii) the persons thereby stated to be the trustees of the settlement were the properly constituted trustees thereof.
9. The title shall commence with the said vesting deed dated the 28th March 1927.
10. The rate of interest payable under General Condition 16 shall be 10% and not as therein stated.
11. The Purchaser shall admit the identity of the property purchased by him with that comprised in the documents abstracted by the Vendors as containing the title thereto without requiring any further evidence thereof that such (if any) as may be affected by a comparison of the descriptions in the particulars of documents.
12. The date fixed for completion is the 16th March, 1973.

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.

As Witness my hand this day of 1973.

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: