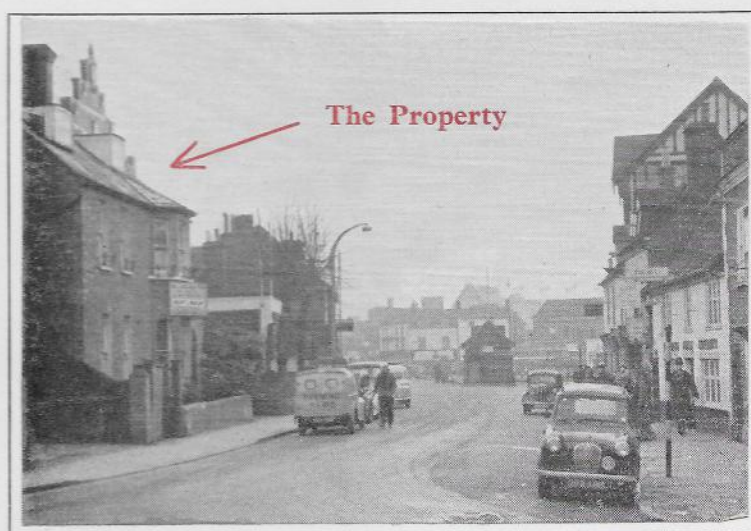


By direction of J. A. Hobbs, Esq.

THE IMPORTANT
FREEHOLD BUSINESS PREMISES
IN THE CENTRE OF
HIGH WYCOMBE, BUCKS



46 & 48 FROGMOOR, HIGH WYCOMBE

HUNT & NASH

will offer the above FOR SALE BY AUCTION

AT

THE GUILDHALL, HIGH WYCOMBE

on **FRIDAY, 27th FEBRUARY, 1959 at 3.00 p.m.**

(unless sold previously by Private Treaty)

Vendor's Solicitors : MESSRS. PARKER SON & NICKSON, 8 High Street, High Wycombe.
Tel. : High Wycombe 1533.

Chartered Auctioneers : MESSRS. HUNT & NASH, 15 Crendon Street, High Wycombe.
Tel. : High Wycombe 884/5.

KEY PLAN.
NOT TO SCALE



HUNT & NASH
Chartered Surveyors
15 CRENDON STREET,
HIGH WYCOMBE.

NOTE.—This Plan is published for convenience
of Purchasers only. Its accuracy is not guaranteed
and it is expressly excluded from any contract.

Particulars, Plan and Conditions of Sale of

46 & 48 FROGMOOR, HIGH WYCOMBE

High Wycombe is a prosperous industrial and market town serving a wide area. The 1954 census figure for the Borough being 41,490, and for the Wycombe Rural District census in 1951, 38,903, giving a total of over 80,000 for the immediate district, which is still increasing.

The property is situated in the **central shopping area** on the main A.4128 road near to the Thames Valley 'Bus Company's terminus.

The premises are constructed of brick with a double-fronted elevation surmounted by a slated roof.

At present the property could easily be converted into offices or it would be well worth while developing it into a parade of shops, etc., there being a frontage of 44 ft. overall.

ACCOMMODATION

Ground Floor : Area about 1200 sq. ft. First Floor : Area about 1000 sq. ft.

Outside : Workshop of about 500 sq. ft.

TOTAL FLOOR AREA : 2700 sq. ft. or thereabouts

FRONTAGE : About 44 ft.

TOTAL SITE AREA : 700 sq. yds. or thereabouts

GENERAL INFORMATION

Town Planning :

Planning permission No. HW/305/58 has been obtained for the use of the property for **shops, storage and/or office accommodation**, subject to certain conditions. A copy of this permission may be inspected at the offices of the Chartered Auctioneers or Solicitors. Further information may be obtained from the Area Planning Officer, 164 West Wycombe Road, High Wycombe, Tel. 3361/2.

Rating Assessments : as house

	Gross Value	Rateable Value
46 Frogmoor	£70	£56
48 Frogmoor	£46	£36

Rates for the current half-year are 9/8d. in the £.

Viewing :

Key from the Chartered Auctioneers.

Tenure :

The property is freehold and **Vacant Possession** will be given on completion of the purchase. There is **no restriction** as to what trade or business may be carried out.

Services :

All main services are connected.

TO INVESTORS, DEVELOPERS AND INSURANCE COMPANIES
This provides a splendid opportunity to secure a property which will make an excellent improving investment after redevelopment.

*Only one bid received at auction - £5000.
Withdrawn on reserve of £7000.*

Special Conditions of Sale

1. The property is sold subject to the following Conditions and to the Conditions known as the Law Society's Conditions (1953 Edition) so far as the latter Conditions are not inconsistent with the following Conditions. A copy of the said Law Society's Conditions will be available for perusal at the office of the Vendor's Solicitors during normal business hours.
2. There will be a reserve price for the property.
3. The deposit shall be 10% of the purchase money and shall be paid direct to the Agents for the Vendor.
4. Completion of the purchase shall take place on the 1st April, 1959, at the offices of the Vendor's Solicitors.
5. The Vendor's Solicitors are Messrs. Parker Son and Nickson of 8 High Street, High Wycombe, Bucks.
6. The Vendor is selling as Beneficial Owner.
7. The title shall commence with a Conveyance dated 20th October 1884, made between Edward White of the first part, William Gallimore Hayden of the second part and Edmund Hutchinson of the third part.
8. The property is sold on the footing that the permitted use thereof for the purposes of the Town and Country Planning Act 1947 is the use (if any) specified in the particulars of Sale.
9. The property is sold subject to any Tithe Redemption Annuity, Land Tax or other outgoing which may be found to be charged thereon or to affect the same and the provisions of any Housing, Town and Country Planning or Road Widening Schemes by which it may be affected and to any prescribed building line or improvement line and subject to all matters and things registered or registerable in the Register of Local Land Charges.
10. The property is believed to be and shall be taken as correctly described as to quantity or otherwise and any error or mis-statement or omission found in the Particulars of Sale, Sale Plan or Conditions shall not annul the sale or entitle any Purchaser to be discharged from his purchase nor shall the Vendor or any Purchaser claim to be allowed any compensation in respect thereof.

Memorandum

I,
of
do hereby acknowledge myself to be the Purchaser of the within described property for the sum of
and having paid to the Auctioneers, Messrs. Hunt & Nash, 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 all respects agreeably and to the within Particulars
and Conditions of Sale.

AS WITNESS my hand this day of 1959

Purchase Money	...	...	...	...	...	£	:	:
Deposit ...	...	...	...	...	...	£	:	:
Balance due	...	...	...	...	...	£	:	:

As Agents for the Vendor we hereby confirm this sale and as Stakeholders acknowledge receipt of the said deposit.

Abstract of the Title to be sent to :—