

Suitable for Occupation, Investment or Redevelopment

Valuable Freehold Shop Premises

in

MULTIPLE TOWN CENTRE POSITION

(Fraser's)
4 BULL LANE
HIGH WYCOMBE

FOR SALE BY AUCTION

WITH VACANT POSSESSION

at The Falcon Hotel, High Wycombe

on FRIDAY, 6th MARCH, 1970, at 4 p.m.

(unless previously sold)

Vendors' Solicitors:

Messrs. BLISS SONS & COVELL

26 High Street, High Wycombe

Tel.: 21021

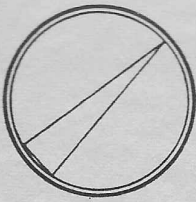
Chartered Auctioneers:

HAMNETT RAFFETY & CO.

30 High Street, High Wycombe

Tel.: 21234 (10 lines)

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



BUS STATION & MULTI-STORY
CAR PARK FOR 800 CARS

UPPER LEVEL
INNER RELIEF
ROAD



General Information

SITUATION.—The property occupies an important position in the heart of High Wycombe, in one of the important links between the new central redevelopment and the old established town centre.

OUTGOINGS.—Rateable Value £701. Rate in the £ for the year 1969/70: 12s. 9d.

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

TOWN AND COUNTRY PLANNING.—On the High Wycombe and District Town Map the property is zoned for Central Shopping Use. The Area Planning Office is at 35 Amersham Hill, High Wycombe.

SERVICES.—All Main Services are connected.

TENURE.—The property is FREEHOLD and offered with VACANT POSSESSION on Completion.

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.

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.

PARTICULARS

Bidding ceased at £34,500.
Property on offer at £36,000.

4 BULL LANE HIGH WYCOMBE

Occupies an important central position in High Wycombe Town Centre

The building is two-storey of brick construction with a slate roof, having a total floor area of about **3,641 sq. ft.** and an overall frontage of about 24ft. 6in.

The accommodation (*with approximate dimensions*) is as follows:—

GROUND FLOOR:

		Sq. ft.
SHOP with display windows and double doors to rear	27ft. 3in. by 19ft. 6in.	
	plus 56ft. 6in. by 19ft.	1,614
At the rear of the shop is a Boiler House with solid fuel boiler serving radiators on both floors.		

FIRST FLOOR:

STORE ROOM/OFFICES , including two separate W.C.'s with hand basins and "Heatrae" water heaters	27ft. 3in. by 19ft. 6in.	
	plus 56ft. 6in. by 19ft.	
	plus 9ft. 3in. by 6ft. 3in.	
	less 7ft. 7in. by 3ft. 3in.	1,648
ATTIC STORE ROOM , boarded floor, with access to further roof space storage	21ft. 8in. by 18ft. 8in.	
	less 3ft. 3in. by 8ft. 3in.	379

TOTAL FLOOR AREA 3,641 SQUARE FEET APPROX.

REAR LOADING FACILITIES are enjoyed in common with the Central Area Redevelopment.

The premises have been occupied for many years by Messrs. Frasers and are now offered for sale as the remaining members of the partnership wish to retire; this sale represents an opportunity to acquire one of the few remaining freehold properties in the centre of High Wycombe.

Special Conditions of Sale

1. The property is sold subject to the following Conditions known as the National Conditions of Sale (Eighteenth Edition) except Numbers 6 (1) (ii), 13 and 20 thereof so far as the said Conditions are not inconsistent with the following Conditions. A copy of the said National Conditions may be inspected by appointment at the office of the Vendors' Solicitors and the Auctioneers on any day during business hours and the Purchaser shall be deemed to have knowledge of all the provisions thereof.
2. The property will be sold subject to a reserve price.
3. The Vendors' Solicitors are Messrs. Bliss Sons & Covell whose office is at Number 26 High Street, High Wycombe, in the County of Buckingham.
4. The deposit shall be 10 per centum of the purchase money and shall be paid to Messrs. Hamnett, Raffety & Co., 30 High Street, High Wycombe, Buckinghamshire, as Stakeholders, on the signing hereof.
5. The date fixed for completion is 1st May, 1970.
6. The tenure of the property is freehold.
7. The Vendors sell as Beneficial Owners.
8. Vacant possession of the whole of the property will be given on completion.
9. The property is sold subject to:—
 - (a) All entries in the Local Land Charges Registries and to any existing or proposed Town Planning Agreements, interim development plans, proposals and notices or orders as to the rights or otherwise or any other matters 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 affect the property or any part thereof.
 - (b) All rights of way light air water drainage gas electricity support watercourse and other easements and quasi or reputed easements and rights of adjoining owners or otherwise whether public or private affecting the same and to any liability to repair or contribute to the repair of any roads ways passages sewers drains water mains pipes cables gutters fences and other like matters.
 - (c) All rights of the Local and other authorities in respect of road widening improvements and developments or land dedication in respect thereof (if any).
10. The Vendors reserve the right to hold an auction sale of stock, furniture and chattels on the property at any time prior to the completion of the sale without payment of any compensation whatsoever.
11. The Vendors shall not be required to convey the property otherwise than to the Purchaser at the price agreed to upon the signing hereof.
12. The Title of the property shall commence with the Conveyance on Sale dated 3rd July 1914 and made between Barclay & Co. Ltd. of the one part and Arthur John Fraser of the other part.
13. The Assent dated 31st January 1954 and made by Walter Henry Fraser in favour of Thomas Albert Fraser and Arthur John Fraser cannot now be found. The Purchaser shall be satisfied with a Statutory Declaration dated 24th January 1968 made by Ralph Mordaunt Elliot Inchbald, Solicitor, of 90 Easton Street, High Wycombe, Buckinghamshire, to the effect that such Assent was made and handed over to the Declarant. The Purchaser shall not make any objections or requisitions founded on the missing Assent, but will rely on the said Statutory Declaration which can be inspected at the office of the Vendors' Solicitors during normal working hours.

Contract

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 & CO., 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

1970.

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:—