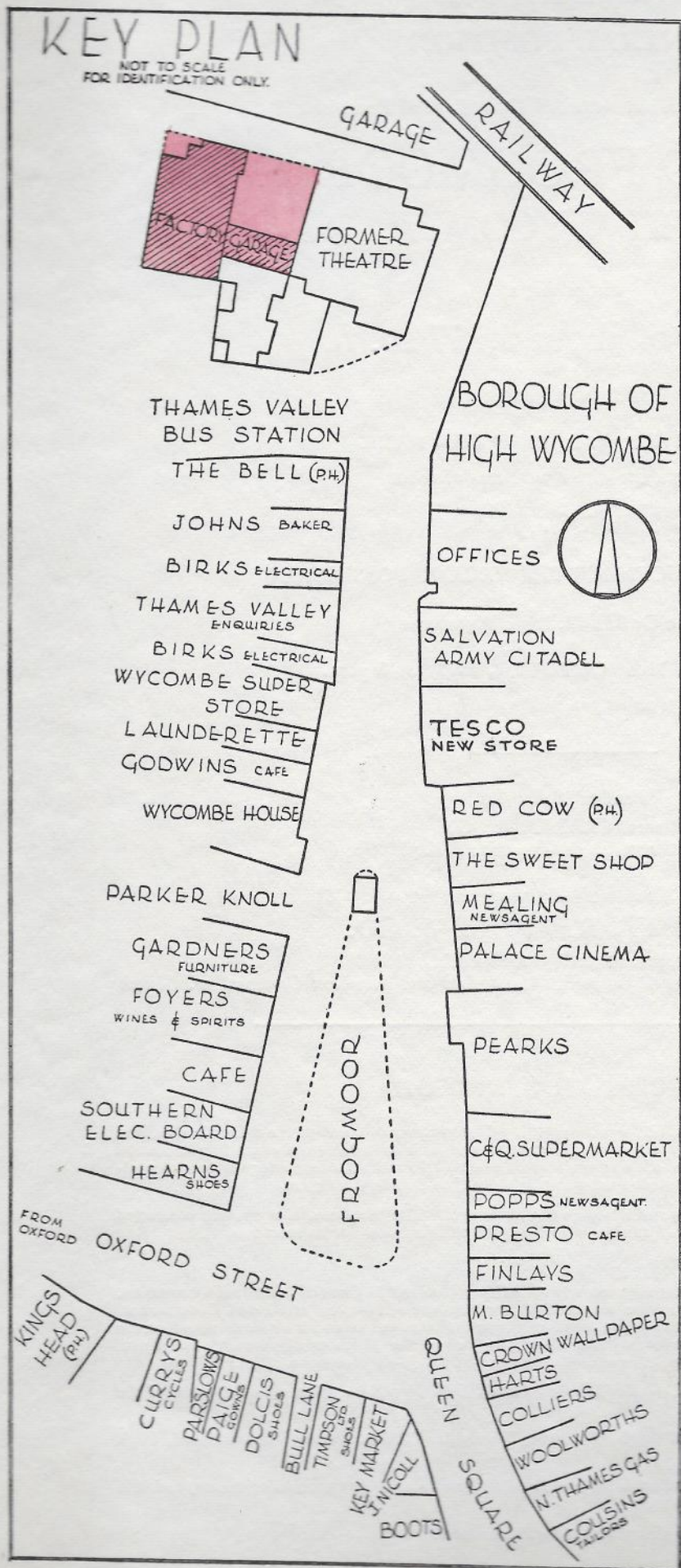




WITH VACANT POSSESSION

**THE EXTENSIVE
Central
Commercial Property**

**No. 59
Frogmoor
HIGH WYCOMBE**

**FOR SALE BY AUCTION
at The Guildhall
High Wycombe
on FRIDAY,
18th OCTOBER, 1963
at 3 p.m.
(unless previously sold)**

Chartered Auctioneers:
HAMNETT, RAFFETY & CO.

Occupying an important
CENTRAL POSITION

The extensive and substantial Commercial Premises

**No. 59 FROGMOOR
HIGH WYCOMBE**

comprising a

Factory of about 5,737 sq. ft.

with the adjoining

GARAGE (629 sq. ft.) AND CAR PARK

occupying a site with a total area of about

560 sq. yds.

FOR SALE BY AUCTION WITH VACANT POSSESSION

at The Guildhall, High Wycombe

on FRIDAY, 18th OCTOBER, 1963, at 3 p.m.

(unless previously sold)

Vendors' Solicitors:

Messrs. CLARKE & SON
90 Easton Street, High Wycombe (Tel.: 1390)

Chartered Auctioneers:

HAMNETT, RAFFETY & CO.

30 High Street, High Wycombe (Tel.: 5880/9)

with other offices at Aylesbury, Princes Risborough, Beaconsfield and Farnham Common, nr. Slough

General Information

SITUATION.—The property occupies an important position off Frogmoor, adjacent to the multiple shopping centre of the Town and adjoining the Thames Valley Bus Station. The thriving and expanding Industrial and Market Town of High Wycombe has a population of over 50,000 and is the centre for a wide surrounding district giving a shopping population estimated at more than double this figure.

SERVICES.—Main water, electricity, gas and drainage are connected. The telephone is at present connected but as is usual the Purchaser should arrange with Post Office Telephones for its retention.

OUTGOINGS.—The Rateable Assessment is £1,000.

TOWN PLANNING.—For many years past the three storey building has been in General Industrial Occupation. On the Town Map for High Wycombe approved by the Minister of Housing and Local Government, the premises are in an area primarily zoned for shopping in the town centre and is similarly zoned on the Comprehensive Central Area Redevelopment Map now before the Minister of Housing and Local Government. The Area Planning Office is at 35 Amersham Hill, High Wycombe. (Tel.: 5671/5).

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

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

PLAN.—The plan printed in these Particulars is for location only, not to scale or warranted accurate, and it is expressly excluded from any contract.

VIEWING.—Please make appointments to view through the Auctioneers.

PARTICULARS . . .

No. 59 Frogmoor

is a substantial building offering commodious accommodation comprising a

Three Storey Factory and Adjoining Garage and Car Park

**HAVING A TOTAL FLOOR AREA OF ABOUT 6,366 SQUARE FEET
AND SITE AREA OF 560 SQUARE YARDS**

suitable for a variety of commercial occupations provided any necessary Planning Consents are obtained

The property occupies an excellent position in the central shopping zone adjacent to a Bus Station and near to existing and projected car parks.

THE MAIN BUILDING

(recently occupied for furniture manufacture) is of brick and steel frame construction with asbestos slate and flat roofs and is on three floors, the accommodation being as follows (all dimensions and areas being approximate only):—

GROUND FLOOR (General Ceiling Height 10ft.)

	<i>Approx. Floor Area in Sq. Ft.</i>
Workshop, 36ft. by 25ft. 3in. plus 18ft. 2in. by 7ft. 8in. and 9ft. 9in. by 3ft. 6in.	1,082
Workshop, 45ft. 3in. by 11ft. average (including Loading bay)	498
Workshop, 25ft. 3in. by 19ft. 9in. average	499
Motor Room, 12ft. by 9ft. 8in. average	116
Cloakroom with sink and separate W.C.	
Total Ground Floor	2,195

FIRST FLOOR (General Ceiling Height 8ft. 8in.)

Workshop, 55ft. 3in. by 25ft. 4in.	1,399
Loading Platform, 11ft. 3in. by 7ft. 3in.	81
Offices, 8ft. 9in. by 7ft. 11in. and 9ft. by 7ft. 11in.	141
Cloakroom with four W.C.'s and two sinks.	
Cloakroom with sink and separate W.C.	
Total First Floor	1,621

SECOND FLOOR (General Ceiling Height 8ft. 8in.)

Workshop, 56ft. by 25ft. 5in. average	1,423
Workshop, 26ft. by 10ft. 9in.	280
Workshop, 22ft. by 8ft. 4in. (widening to 11ft. 6in.)	218
Cloakroom with sink and separate W.C.	
Total Second Floor	1,921

TOTAL EFFECTIVE FLOOR AREA OF FACTORY ABOUT 5,737 sq. ft.

THE GARAGE

adjoins the Factory and is built of brick with boarded and corrugated iron roof, has two sets of sliding doors and includes a Petrol Pump connected to a 500 gallon underground storage tank. The building has internal dimensions of about 37ft. by 17ft. average, thus affording a

Garage Floor Area of about 629 sq. ft.

In front of the Garage and adjoining the Factory is a concrete **FORECOURT OR CAR PARK** about 40ft. by 39ft. overall. The property has a total site area of about

560 square yards

Conditions of Sale

1. The property is sold subject to the National Conditions of Sale 17th Edition with the exception of Condition 13 so far as the said Conditions are not varied by or inconsistent with the following Conditions and subject to the following Conditions.

2. The Vendors' Solicitors are Messrs. Clarke & Son whose offices are at 90 Easton Street High Wycombe Bucks.

3. A deposit of ten per cent of the purchase money shall be paid immediately after the sale to the Auctioneers as agents for the Vendors.

4. The date fixed for completion is the 15th day of November, 1963.

5. The property is sold with vacant possession on completion.

6. The Vendors are selling as Beneficial Owners.

7. The tenure of the property is freehold and the title shall commence as to part with a Conveyance on Sale dated the 20th day of October 1932 and made between Florence Bliss of the one part and F. W. George, Ltd. of the other part and as to the remaining part with a Conveyance on Sale dated the 31st day of May 1934 and made between the said Florence Bliss of the one part and Florence Annie George of the other part.

8. The 13 windows in the western wall of the building described as a three storey factory in the Particulars of Sale were opened under the terms of an Agreement dated the 3rd day of November 1941 and made between The Thames Valley Traction Company Limited of the one part and the said Florence Annie George of the other part whereby it was agreed that subject to termination not less than one month after notice given by either party the Company permitted access of light to the said windows and it was further agreed that the said windows should not be enlarged or any other windows opened without the previous consent of the Company. A copy of the said Agreement may be inspected at the offices of the Vendors' Solicitors at any time during office hours.

Memorandum

I,
of
acknowledge that I have this day purchased the property described in the within Particulars for the sum of
pounds and having paid to the Auctioneers, Messrs. HAMNETT, RAFFETY & CO., the sum of
pounds as a deposit and in part payment of the said purchase price. And I hereby agree to pay the remainder of
the purchase money and complete the purchase in all respects according to the within written Particulars and
Conditions of Sale.

AS WITNESS the hands of the parties this day of 1963.

Purchase money	..	..	£
Deposit	..	..	£
Balance	..	..	£

As Agents for the Vendors,
we hereby confirm this Sale and as Agents for the Vendors acknowledge the receipt of the said deposit.

Abstract of Title to be sent to:—