

Jan 1988

PRIME RETAIL UNIT

HIGH WYCOMBE

BUCKS

6 White Hart Street (Electronic Music Centre)

The property has the following approximate areas:

Ground Floor 370 sq. ft.

First Floor 345 sq. ft.

Second Floor 368 sq. ft.

Frontage 19 ft.

New Lease @ £23,000

A zone £62 p.s.f.

Location

The property is situated opposite the main entrance to the well established Octagon Centre which is soon to be refurbished and extended in competition with the new Chilterns Centre.

White Hart Street is an established retailing location with a good pedestrian flow between the High Street, Octagon Centre and the new Chilterns Centre. The street features traders including Pizza Hut, Our Price Records and Lunn Poly.



P.O. Box 1, 30 High Street,
High Wycombe, Bucks. HP11 2AQ

Telephone (0494) 21234

Telex 83544 Rafbuk G

Commercial offices at:
High Wycombe · Aylesbury · Windsor

Terms

The premises are offered on a new lease on full repairing and insuring terms with five yearly rent reviews for a term to be agreed.

Rent

Rental offers in the region of £23,000 per annum exclusive.

Rates

Rateable value - £1,472.00

Rate in the pound 1987 223.1

Legal Costs

Both parties' legal costs incurred in the transaction and granting of the lease are to be borne by the ingoing tenant.

16 July 1984

PRIME TOWN CENTRE SHOP UNIT

6 WHITE HART STREET,
HIGH WYCOMBE,
BUCKINGHAMSHIRE.



LEASE FOR SALE.

SUBSTANTIAL OFFERS INVITED



Commercial offices at: High Wycombe, Reading,
Windsor, London EC1.

P.O. Box 1, 30 High Street, High Wycombe,
Bucks HP11 2AQ. Telephone (0494) 21234
Telex 83544 Rafbuk G



LOCATION

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The property is situated in a prime trading position in White Hart Street adjacent to F. Hinds and opposite the Octagon Town Centre Shopping Complex. A number of multiple retailers are located within the immediate vicinity of the property.

ACCOMMODATION

The accommodation is arranged on ground and 2 upper floors and comprises as follows:

<u>Frontage:</u>	19 ft.
<u>Ground Floor:</u>	370 sq. ft.
<u>First Floor:</u>	345 sq. ft.
<u>Second Floor:</u>	368 sq. ft.

LEASE

For a term to expire on the 22nd December, 2001, subject to a review on the 29th September, 1985. No further review thereafter.

RENT

£1,750 per annum exclusive.

RATES

<u>Rateable Value:</u>	£1,472.
<u>Rate In £ Payable:</u>	153.8p
<u>Rates Payable Per Annum:</u>	£2,263.93

PREMIUM

Offers are invited in excess of £20,000 for the benefit of the remaining term of our client's valuable leasehold interest.

STOCK

Valuable existing stock is available if required by the assignee.

LEGAL COSTS

Both parties' legal costs are to be borne by the assignee.

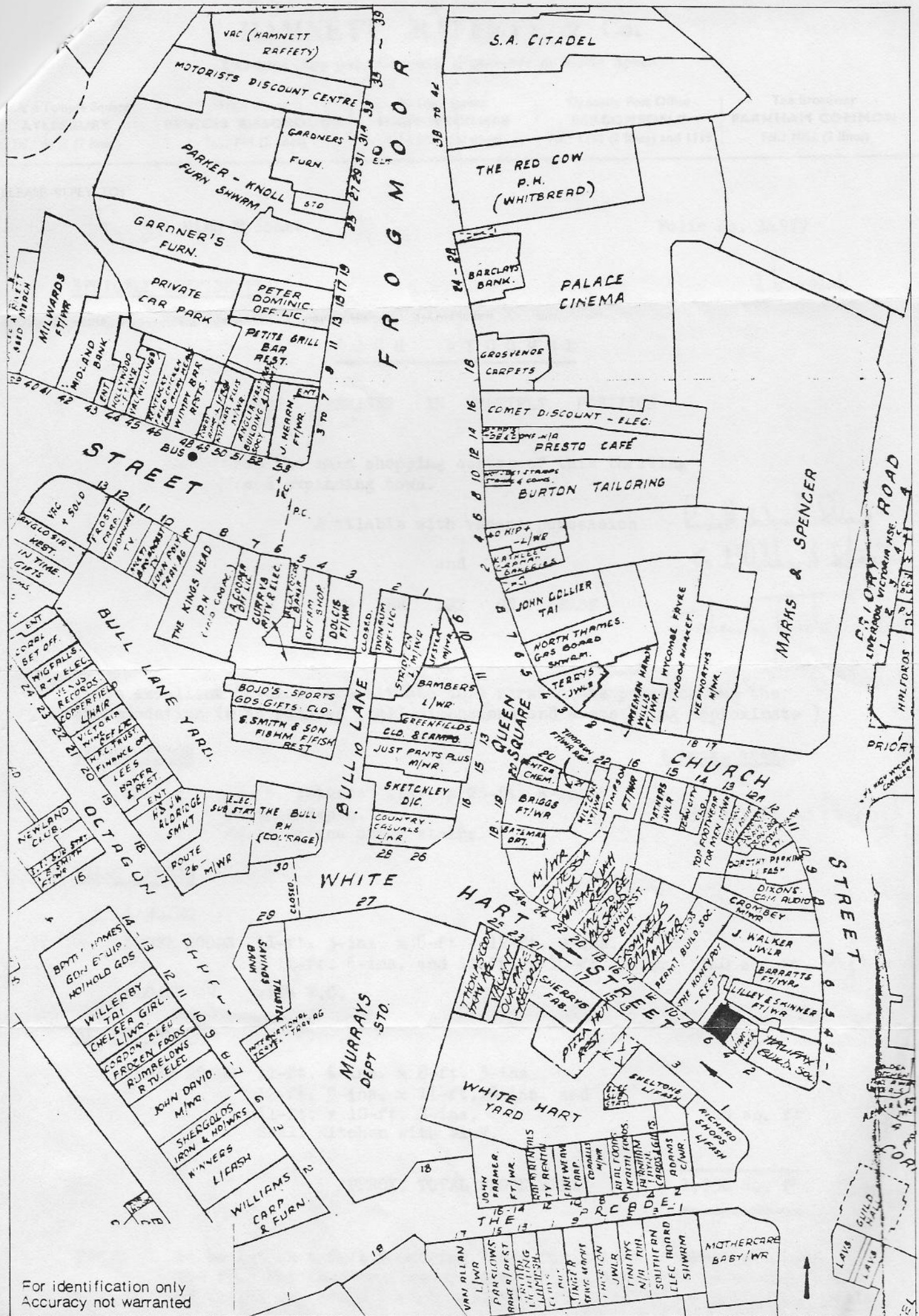
POSSESSION

On completion of legal formalities.

VIEWING

Strictly by appointment through the sole agents, Raffety Buckland.

Raffety Buckland for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Raffety Buckland has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewing the same or any liabilities in respect of abortive journeys. Terms quoted are subject to contract.



For identification only
Accuracy not warranted

2a & 4 Temple Square
AYLESBURY
 Tel.: 4633 (2 lines)

High Street
PRINCES RISBOROUGH
 Tel.: 744 (2 lines)

30 High Street
HIGH WYCOMBE
 Tel.: 5880 (10 lines)

Opposite Post Office
BEACONSFIELD
 Tel.: 1290 (2 lines) and 1119

The Broadway
FARNHAM COMMON
 Tel.: 1062 (2 lines)

PLEASE REPLY TO:

High Wycombe

Folio No. 14977

STRICTLY CONFIDENTIAL

Feb. 1964

H I G H W Y C O M B E

SHOP PREMISES IN MULTIPLE POSITION

in the main shopping centre of this thriving
 and expanding town.

Available with vacant possession

and

TO BE LET ON LEASE

*Rivett Wood Shop -
 6 Whitelamb Street.*

*Taken by Radio Rentals
 Dec. 1964*

These excellent premises are situate in a first class position and the
 accommodation is as follows (all dimensions and areas being approximate)

GROUND FLOOR

Approx. area

SHOP 17-ft. internal width x 23-ft. 6-ins.
 maximum depth.
 Small Office under stairs.

350 sq. ft. *cf 3 p. 15 h.*

FIRST FLOOR

LANDING

THREE ROOMS 11-ft. 3-ins. x 8-ft., 12-ft. 9-ins.
 x 11-ft. 6-ins. and 11-ft. x 10-ft. 3-ins.

340 sq. ft. *cf 1 p. 15 h.*

CLOAKROOM with W.C.

SECOND FLOOR

THREE ROOMS 11-ft. 6-ins. x 8-ft. 3-ins.,
 12-ft. 9-ins. x 11-ft. 6-ins. and
 11-ft. x 10-ft. 3-ins.
 Small Kitchen with sink.

340 sq. ft. *cf 10 p. 15 h.*

APPROX. TOTAL FLOOR AREA

1,030 sq. ft. *cf 1500 p. 15 h.*

TERMS

To be let on a full repairing lease for a term of about 37 years.
 The rent for the first seven years of the term will be at the rate
 of £1,500 per annum reviewable thereafter and at seven year intervals,
upwards only.

In addition to the rent the Tenant will be responsible for the
 payment of rates and insurance premium.

Required Premium - say £2000

continued over

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THE LEASE FOR DISPOSAL TERMS ON APPLICATION TO THE AGENTS.

The Tenant will be required to take to the present trade fixtures at an agreed price or at valuation.

For further information and appointments to view, apply to the Sole Agents -

HAMNETT, RAFFETY & CO.,

30, High Street,

High Wycombe.

Tel: High Wycombe 5880/9

NOTE: The foregoing is subject to contract and the right is reserved of selection of tenants and trades.