

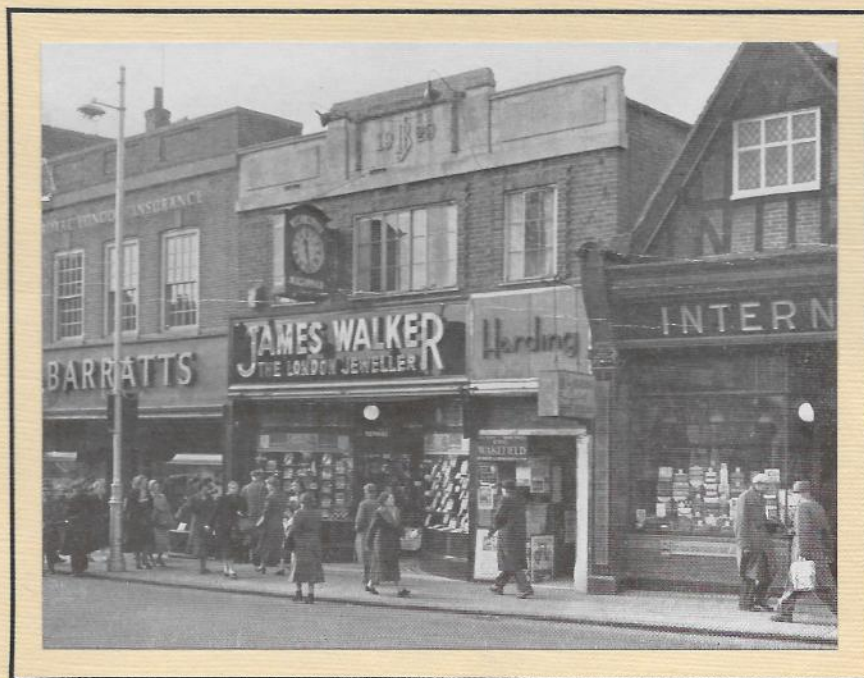
By direction of the Executors of J. Amery-Parkes, deceased.

The Valuable Freehold Shop Investment

7 CHURCH STREET

HIGH WYCOMBE

IN THE HEART OF THE MULTIPLE SHOPPING CENTRE



*Sold prior
to Auction*

Producing £450 a Year Net

On a long established full repairing lease

Frontage 25ft.

Depth 70ft.

FOR SALE BY AUCTION

At the Guildhall, High Wycombe

On FRIDAY, 29th APRIL, 1955, at 3 p.m.

(unless previously sold)

Vendors' Solicitors:

Messrs. AMERY-PARKES & CO.

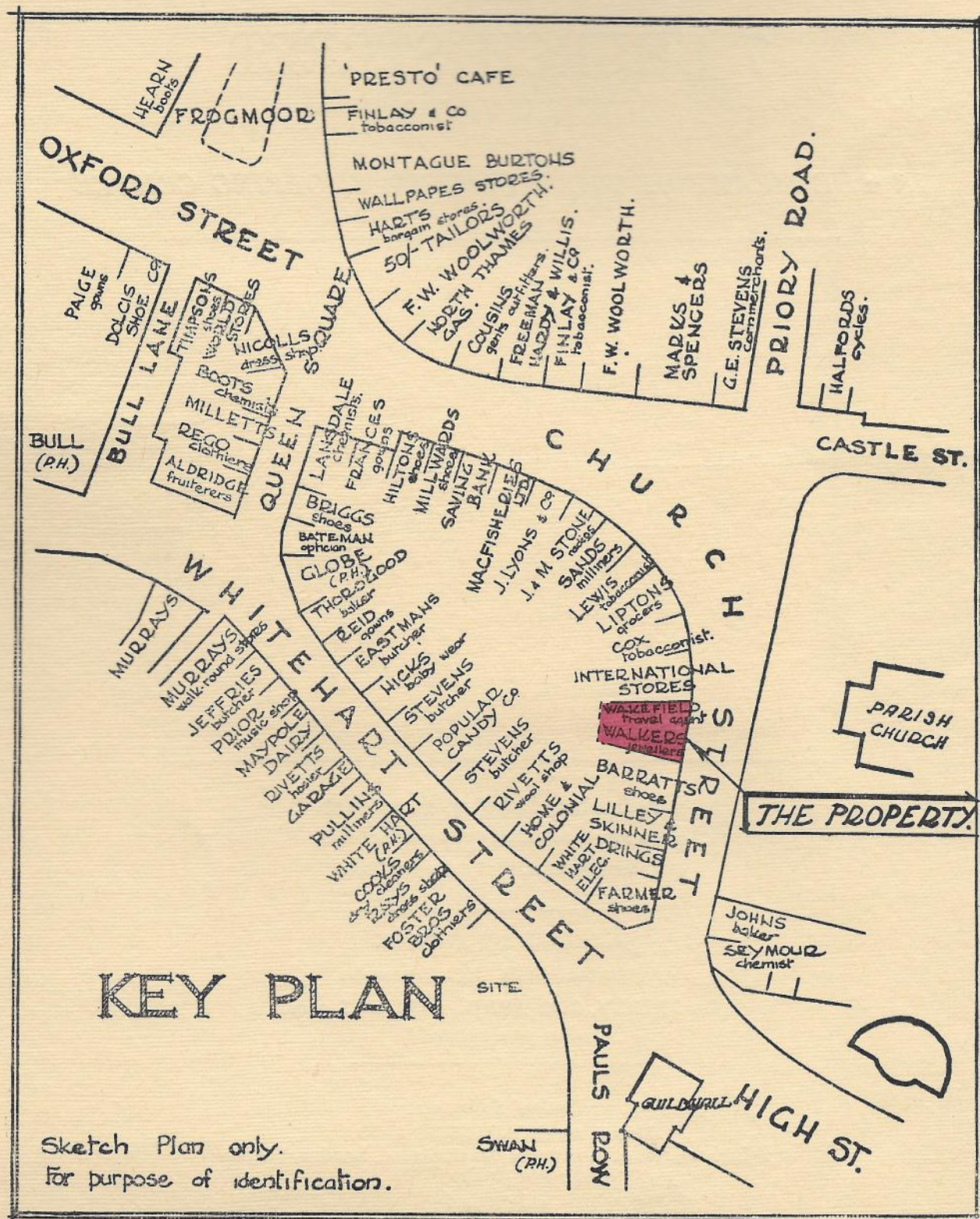
Effingham House, 1, Arundel Street, Strand, London, W.C.2
(Tel.: Temple Bar 9381)

Auctioneers:

HAMNETT, RAFFETY & CO.

30, High Street, High Wycombe. (Tel.: 2576—four lines)

With other Offices at Beaconsfield, Princes Risborough and Farnham Common



PARTICULARS

The Excellent Modern Shop and Business Premises

7 CHURCH STREET

are situate in a prominent position in the very centre of the main shopping centre of the important and thriving industrial and market town of High Wycombe. As will be seen from the location plan attached to these Particulars the adjoining properties on either side are occupied by International Stores and Messrs. Barratt & Co. Ltd., whilst adjacent properties are occupied by Messrs. Lilley & Skinner Ltd. and other well-known multiple stores including those recently acquired for occupation by Messrs. Marks & Spencer Ltd.

The property was let in 1930 to Messrs. John Bright (Outfitters) Ltd. who demolished the then existing buildings and erected the present

MODERN FREEHOLD SHOP

and Upper Part of substantial steel frame and brick construction with asphalt roof and imposing modern front.

The rent payable under this old established **FULL REPAIRING AND INSURING LEASE IS £450 PER ANNUM**, tenant paying rates.

The site has a total **FRONTAGE TO CHURCH STREET OF ABOUT 25 FEET** and an average **DEPTH OF ABOUT 70 FEET**, the site being irregular in shape and having an area estimated at about 190 SQUARE YARDS.

The accommodation is as follows, all dimensions being approximate:—

GROUND FLOOR:

SHOP, occupied by Messrs. James Walker, Goldsmiths and Silversmiths Ltd.
Frontage about 18ft. Overall Depth about 48ft. Rear width 25ft. Ceiling height 11ft.

At the rear are **Two Cloakrooms, a Small Store and a Yard.**

KIOSK, occupied by Mr. Eric Wakefield (Booking Agency).
Frontage about 3ft. Depth 24ft.

FIRST FLOOR:

HAIRDRESSING SALOONS, occupied by Messrs. W. G. Harding Ltd. Approached from the street by a staircase of easy ascent. This valuable accommodation has a **width of about 24ft. 6in.**, the greatest **depth being about 48ft.**, and an estimated **Floor Area of about 1,000 sq. ft.**

Floor Plan.—A Floor Plan of the premises may be inspected at the offices of the Auctioneers.

Tenure.—The property is **FREEHOLD**.

Lease.—The property is let on a 99 year full repairing and insuring lease from the 9th February, 1930, at a rental of £450 a year, tenant paying rates. This lease was originally granted to Messrs. John Bright (Outfitters) Ltd. who underlet part to Messrs. James Walker Goldsmiths & Silversmiths Ltd. at £450 per annum, who in turn sub-underlet the Kiosk to Mr. Eric Wakefield. Messrs. John Bright (Outfitters) Ltd. also underlet the first floor to Messrs. W. G. Harding Ltd. at £100 per annum. A copy of the Lease may be inspected at the offices of the Solicitors or the Auctioneers.

Outgoings.—*Rateable Assessments:* Shop let to Messrs. James Walker Ltd., £338. Kiosk let to Mr. Eric Wakefield, £48. First Floor let to Messrs. W. G. Harding Ltd., £101.
General Rates for the current half-year are at 12s. 2d. in the £.
Schedule "A" Assessment £534. *Land Tax* £1 6s. 9d. per annum. (Ref.: 326/2968.)

Local Authority.—Borough of High Wycombe whose offices are at the Municipal Buildings, Queen Victoria Road, High Wycombe (Tel.: 1000).

Town Planning.—Under the Town Map for High Wycombe now approved by the Minister, the premises are in the area primarily zoned for shopping in the centre of the town. Any further enquiries should be directed to the Area Planning Officer, 164, West Wycombe Road, High Wycombe (Tel.: 1286).

To View.—Appointments should be made with the tenants.

Conditions of Sale

1. The property is sold subject to the information appearing in the Particulars, to the following Conditions and to the National Conditions of Sale (Sixteenth Edition) (except Condition 13) so far as the last mentioned Conditions of Sale are not varied by or inconsistent with the Particulars or with the following Conditions. In the event of any discrepancy the following Conditions shall prevail.

2. There will be a reserve price for the property and the Vendors reserve the right to sell the property by private treaty before the auction.

3. The Purchaser shall at the close of the sale to him pay a deposit of ten per centum of the amount of his purchase money to Messrs. Hamnett Raffety & Co. as Agents for the Vendors and shall sign an Agreement in the form sub-joined to these Conditions.

4. The date for the completion of the purchase shall be the 31st day of May 1955.

5. Completion of the purchase shall take place at the offices of the Vendors Solicitors Messrs. Amery-Parkes & Co. of 1, Arundel Street, Strand, London, W.C.2.

6. The Vendors sell as Personal Representatives.

7. The title to the property shall commence with a Conveyance on Sale dated the 8th day of July 1921 made between Elizabeth Maude Long Price of the first part Francis Truefitt and Millar Wilkinson of the second part and James Thomas Jewell of the third part.

8. The property is sold in its present condition and subject to and with the benefit of a Lease dated the 14th day of March 1930 and made between the said James Thomas Jewell of the one part and John Bright (Outfitters) Limited of the other part whereby the property was demised for the term of 99 years from the 9th day of February 1930 at the yearly rent of £450. A copy of the said Lease can be inspected at the office of the Auctioneers at High Wycombe or at the offices of the Vendors' Solicitors at any time during office hours before the date of the sale or in the sale room at the time of the sale and the Purchaser whether or not he or his Agents in fact inspect the same shall be deemed to purchase with full notice and knowledge thereof and shall not make any requisition or objection in respect thereof.

9. The property is sold subject to all matters that would be disclosed by the usual searches and enquiries of the Local Authority, Town Planning Authority or County Council.

10. The property is sold on the footing that the permitted use thereof for the purpose of the Town and Country Planning Act 1947 is use as shop premises.

11. There is no admitted claim under Part VI of the Town and Country Planning Act 1947.

12. The property is believed to be and shall be taken as correctly described and any incorrect statement, error or omission found in the Particulars or Conditions of Sale shall not annul the sale nor entitle the Purchaser to be discharged from his purchase nor shall the Vendors or the Purchaser claim or 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. 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 all respects agreeably to the within Particulars and Conditions of
Sale.

AS WITNESS my hand this day of 1955.

Purchase money			£
Deposit			£
Balance due			£

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

Abstract of Title to be sent to:—