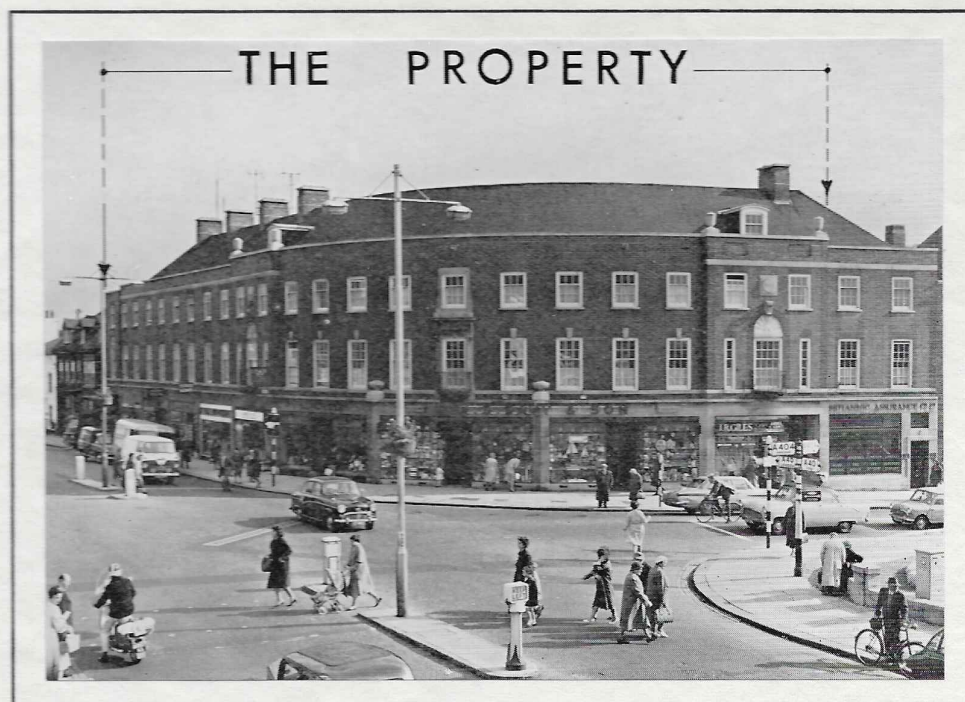


Sold for
£145,000

THE FREEHOLD
Shop, Office and Flat Investment
in the centre of
HIGH WYCOMBE



92 to 102 Easton Street
and
1, 3 & 5 Queen Victoria Road

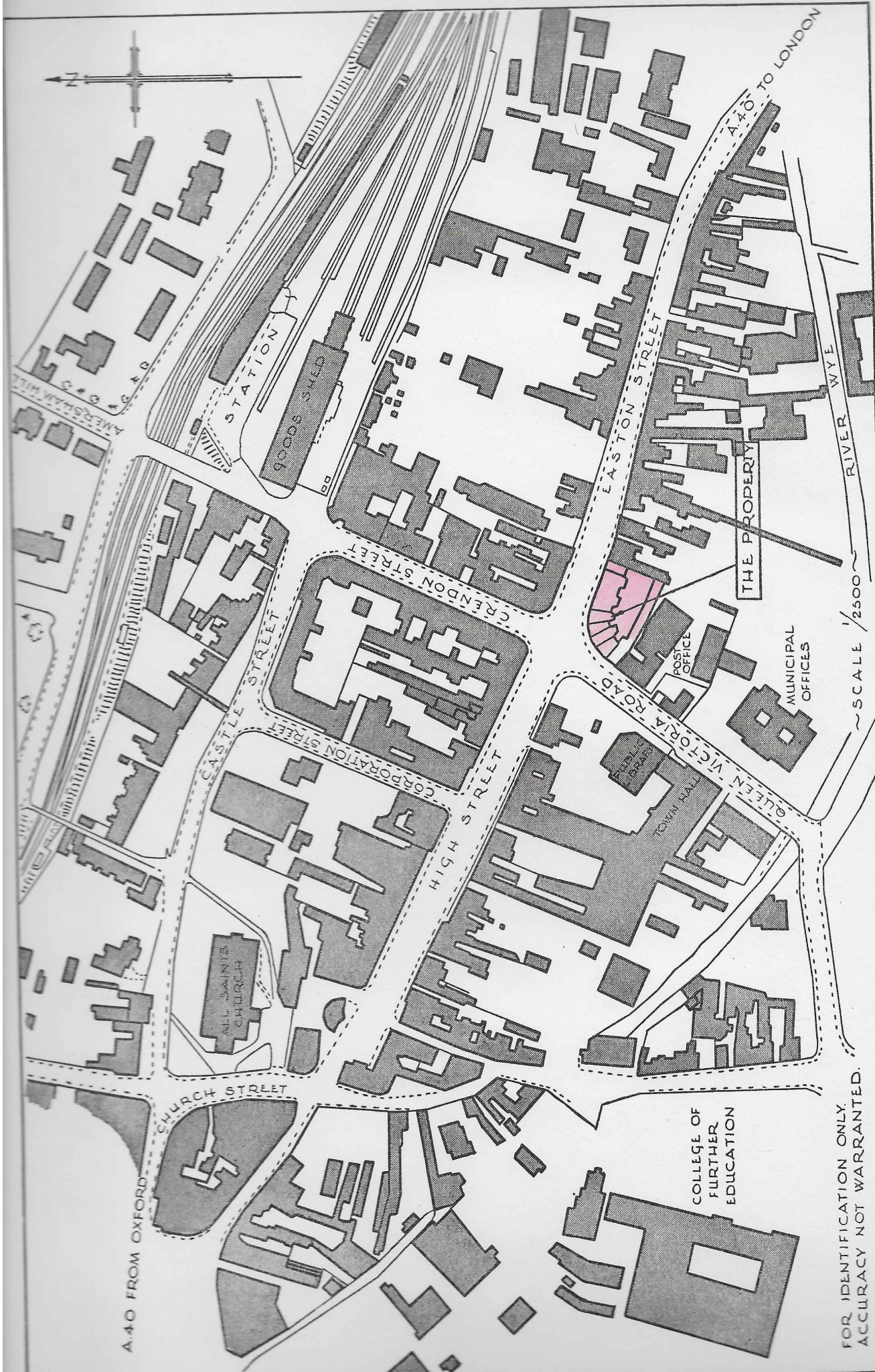
Vendors' Solicitors:

Messrs. REYNOLDS, PARRY-JONES & CRAWFORD
10 Easton Street, High Wycombe (Tel.: High Wycombe 2594)

Chartered Auctioneers:

HAMNETT, RAFFETY & CO.
30 High Street, High Wycombe (Tel.: High Wycombe 5880-9)

With other offices at Aylesbury, Princes Risborough, Beaconsfield and Farnham Common



FOR IDENTIFICATION ONLY.
ACCURACY NOT WARRANTED.

PARTICULARS, PLAN and CONDITIONS OF SALE

of the

FREEHOLD

Shop, Office and Flat Investment

92 to 102 Easton Street

and

1, 3 & 5 Queen Victoria Road
HIGH WYCOMBE

now producing

per £5,387 10s. 0d. annum

**WITH EARLY REVERSIONS TO MUCH HIGHER
RACK RENTAL VALUES**

which is

FOR SALE BY AUCTION

at The Guildhall, High Wycombe

on FRIDAY, 13th MARCH, 1964, at 3 p.m.

(unless previously sold)

£145,000
14/15 4/12 268,000

Vendors' Solicitors:

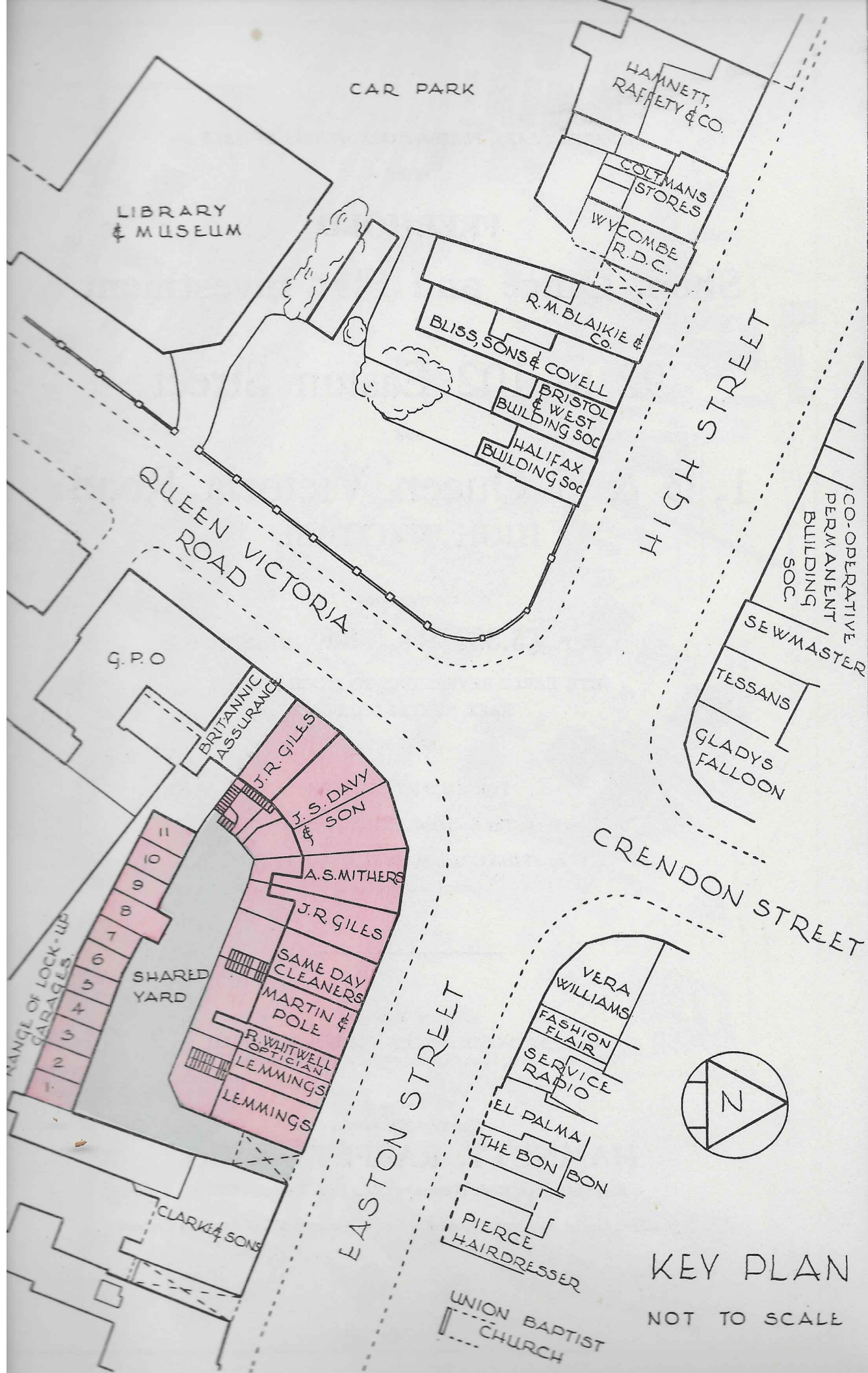
Messrs. REYNOLDS, PARRY-JONES & CRAWFORD
10 Easton Street, High Wycombe (Tel.: High Wycombe 2594)

Chartered Auctioneers:

HAMNETT, RAFFETY & CO.

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

With other offices at Aylesbury, Princes Risborough, Beaconsfield and Farnham Common



General Information

HIGH WYCOMBE is an important and thriving industrial and market town situate in an accessible position on the main London to Oxford road (A.40) and is the business and shopping centre for a wide area of South Buckinghamshire and parts of Berkshire and Oxfordshire. The latest population figure for the Borough is over 50,000 but it is the principal business and shopping centre for an area with a shopping population considerably in excess of 100,000, while projected road improvements will further enhance its importance. London Airport 17 miles. Oxford 25 miles. Birmingham 78 miles.

LOCAL AUTHORITY: High Wycombe Borough Council, Municipal Offices, Queen Victoria Road, High Wycombe (Tel.: 1000).

TOWN PLANNING: On the Town Map for High Wycombe, approved by the Minister of Housing and Local Government, the property is situate in an area zoned primarily for principal business use for the town as a whole. The Area Planning Officer is at 35 Amersham Hill, High Wycombe (Tel.: 5671).

OUTGOINGS:

<i>No. of Property</i>	<i>Description</i>	<i>Rateable Value £</i>
EASTON STREET		
92	Five Lock-up Garages each	16
92	Flat	146
92/part 94	Shop, Garage and Premises	805
94a	Shop and Premises	286
94	Flat	134
96	Shop and Premises	584
96	Flat	134
98	Shop and Premises	617
98	Flat	134
100	Shop and Premises	472
100	Office (Second Floor)	22
100	Offices (First and Second Floor)	226
102	Shop, Garage and Premises	680
QUEEN VICTORIA ROAD		
1/3	Shop and Premises	1,513
5	Shop and Premises	388
5a	Offices (First and Second Floor) Min. of Works ..	Not assessed

PLANS: Location and site plans are published with these Particulars. In addition, one-eighth scale plans can be obtained on application to the Chartered Auctioneers. None of these plans are warranted accurate and they are expressly excluded from any contract.

TENURE: FREEHOLD. The leases may be inspected at the offices of the Vendors' Solicitors. Generally they impose **INTERNAL REPAIRS AND DECORATIONS ON THE TENANTS**, who (except in the case of the three lock-up garages that are separately let) **ARE ALSO RESPONSIBLE FOR THE PAYMENT OF RATES.**

TO VIEW: Please make appointments through the Chartered Auctioneers.

Particulars

92 to 102 (even) Easton Street

and

1, 3 & 5 Queen Victoria Road

comprise a

Modern Block of Nine Shops

with

Two Suites of Offices and Four Flats

over and at the rear a large Yard with good vehicular access and a block of

Eleven Lock-up Garages

the whole property having an aggregate street frontage of about 190 feet and an estimated site area of

about 1,610 square yards

Situate in the main shopping centre of the prosperous and expanding town of High Wycombe, adjacent to the General Post Office and close to the Railway Station, Town Hall and Civic Centre.

Erected some thirty years ago, the property is of most substantial construction, with local hand-made facing brick to elevations, under a clay tiled roof. It is let and occupied in accordance with the following

SCHEDULE

in which floor areas of Shops and Offices are effective area excluding sanitary accommodation, landings and staircases, while floor areas of the Flats are measured within the outer walls.

All dimensions and areas given are approximate only.

<i>Property</i>	<i>Description</i>	<i>Floor Areas sq. ft.</i>	<i>Tenant</i>	<i>Lease</i>	<i>Rent per annum</i>
					£ s. d.
EASTON STREET					
92	Shop (15ft. 6in. by 33ft. 6in. deep)	519	Lemmings	14 years from	325 0 0
	First Floor:		(Ladies' Outfitters)	25th March, 1955	
	Stockroom (15ft. 3in. by 10ft. 3in.)	156			
	Cupboard (11ft. by 3ft.)	33			
	Flat: Living Room, Kitchen,	1,068	"	14 years from	100 0 0
	Four Bedrooms, Bathroom			25th March, 1955	
	Lock-up Garage at rear.				
94	Shop (8ft. 6in. by 34ft. deep)	289	"	14 years from	180 0 0
				24th June, 1957	
94a	Shop (8ft. 6in. by 34ft. deep)	289	R. Whitwell	21 years from	190 0 0
			(Consulting Optician)	25th March, 1956	

Property	Description	Floor Areas sq. ft.	Tenant	Lease	Rent per annum		
					£	s.	d.
94	Flat: Living Room, Kitchen, Three Bedrooms, Bathroom	944	Mr. Riddell	3 years from 18th March, 1963	270	0	0
96	Shop (17ft. 6in. by 34ft.)	595	Martin & Pole (Estate Agents)	21 years from 26th March, 1952	450	0	0
	Flat: Living Room, Kitchen, Three Bedrooms, Bathroom Lock-up Garage at rear.	944	"				
98	Shop (17ft. 6in. by 34ft.)	595	H.W.S.L. Ltd. (Same Day Cleaners)	21 years from 25th Feb., 1955	450	0	0
	Flat: Living Room, Kitchen, Three Bedrooms, Bathroom	944	"				
100	Shop (13ft. 2in. by 34ft.)	448	J. R. Giles (Hairdressers)	21 years from 1st Nov., 1956	350	0	0
	First Floor Offices:						
	Front Office (16ft. 9in. by 8ft., plus 9ft. by 7ft. 6in.)	201	General Accident, Fire & Life	7 years from 25th March, 1959	255	0	0
	Private Office (17ft. by 7ft. 3in.)	123	Assurance				
	Store Room (9ft. 9in. by 6ft. 3in.)	61					
	Second Floor Offices:						
	Front Office (16ft. 9in. by 15ft. 6in.)	260	L. T. Sworn —Sub-tenant				
	Rear Office (11ft. 6in. by 8ft.)	92	(Quantity Surveyor)				
102	Shop (21ft., narrowing at rear to 11ft; total depth 34ft. 9in.) Lock-up Garage at rear.	556	A. Smithers (Gents' Outfitters)	14 years from 25th March, 1955	445	0	0

QUEEN VICTORIA ROAD

1/3	Shop (frontage 46ft., narrowing at rear to 25ft.; depth 34ft.)	1,207	W. R. Davy Ltd. (Stationers)	14 years from 25th March, 1955	1,000	0	0
	Office (9ft. 3in. by 8ft.)	74					
	Store (29ft. 6in. by 16ft. 6in. in rear yard)	487					
5	Shop (frontage of about 13ft. 6in. and a depth of 34ft.) Lock-up Garage at rear.	459	J. R. Giles (Hairdressers)	21 years from 25th March, 1955	375	0	0
5a	Offices over:						
	First Floor	1,750	Ministry of	14 years from	900	0	0
	Second Floor	1,080	Works	25th March, 1955			
	Lock-up Garage at rear.		(District Valuer)				

A RANGE OF LOCK-UP GARAGES

No.							
1		Lemmings	(Included in lease)				
2		Martin & Pole	(Included in lease)				
3		Leeds	Quarterly		32	10	0
4		Giles	(Included in lease)				
5		Smithers	(Included in lease)				
6		Beale	Monthly		32	10	0
7		Williams	Monthly		32	10	0
8		Ministry of Works	(Included in lease)				
9			(Included in lease)				
10		W. R. Davy	{ and used as				
11			{ store room)				

TOTAL RENT RECEIVED PER ANNUM £5,387 10 0

Special Conditions of Sale

1. The property is sold subject to the following Conditions and to the Law Society's Conditions of Sale (1953 Edition) so far as such Conditions are not inconsistent with the following Conditions.

2. The Vendors' Solicitors are Messrs. Reynolds, Parry-Jones & Crawford, whose office is at No. 10 Easton Street, High Wycombe.

3. A deposit of £10 per cent of the purchase money shall be paid to the Auctioneers immediately after the sale.

4. The date for Completion of the Purchase shall be the 13th day of April 1964.

5. There will be a reserve price for the property.

6. The Vendors are selling as Beneficial Owners.

7. The tenure is freehold and the title shall commence with a Conveyance on Sale dated the 16th day of March 1933 made between the Mayor, Aldermen and Burgesses of the Borough of Chepping Wycombe of the one part and Arthur Charles White, Benjamin White and Gilbert White of the other part.

8. The property is sold subject to and with the benefit of the Leases and Tenancies referred to in the Schedule to the accompanying Particulars of Sale and to the covenants and conditions contained therein. The Leases and Tenancy Agreements or copies thereof may be inspected at the offices of the Vendors' Solicitors prior to the sale and the Purchaser shall be deemed to purchase with full notice of all the contents thereof.

9. The property is also sold subject as follows:—

- (a) As to the land or yard coloured blue on the site plan to the use by the owners and occupiers of No. 7 Queen Victoria Road the Britannic Assurance Co. Ltd., Provided that such owners and occupiers shall not use or permit the same to be used for the parking of vehicles or in any other way restrict or prevent the free user thereof by the other persons entitled to use the same;
- (b) To the restrictions and conditions contained in the said Conveyance dated the 16th day of March 1933 a copy whereof may be inspected at the offices of the Auctioneers prior to the sale or in the auction room at the time of the sale;
- (c) To the covenant contained in a Deed of Covenant dated the 28th day of March 1933 made between the said Arthur Charles White, Benjamin White and Gilbert White of the one part and Wheelers Wycombe Breweries Limited of the other part not to use exercise or carry on any business upon the property for the sale of Beer Wine or Spirits or Mineral Waters either on or off the premises or for the storage of Beer Wine or Spirits or Mineral Waters (save as hereinafter mentioned) without the consent in writing of the said Company or their successors in title but the Purchaser and their successors in title should be entitled to use the premises for the sale of Mineral Waters if the same or any part thereof is used as a cafe or for the sale of medicated wines if used for the business of a chemist so long as there was no manufacture or wholesale storage of Mineral Waters or medicated wines or the use thereof as a depot by a Mineral Water Manufacturer.

10. General Condition 35 shall have effect in substitution for General Condition 34.

Special Conditions of Sale

1. The property is sold subject to the following Conditions and to the Law Society's Conditions of Sale (1953 Edition) so far as such Conditions are not inconsistent with the following Conditions.

2. The Vendors' Solicitors are Messrs. Reynolds, Parry-Jones & Crawford, whose office is at No. 10 Easton Street, High Wycombe.

3. A deposit of £10 per cent of the purchase money shall be paid to the Auctioneers immediately after the sale.

4. The date for Completion of the Purchase shall be the 13th day of April 1964.

5. There will be a reserve price for the property.

6. The Vendors are selling as Beneficial Owners.

7. The tenure is freehold and the title shall commence with a Conveyance on Sale dated the 16th day of March 1933 made between the Mayor, Aldermen and Burgesses of the Borough of Chepping Wycombe of the one part and Arthur Charles White, Benjamin White and Gilbert White of the other part.

8. The property is sold subject to and with the benefit of the Leases and Tenancies referred to in the Schedule to the accompanying Particulars of Sale and to the covenants and conditions contained therein. The Leases and Tenancy Agreements or copies thereof may be inspected at the offices of the Vendors' Solicitors prior to the sale and the Purchaser shall be deemed to purchase with full notice of all the contents thereof.

9. The property is also sold subject as follows:—

- (a) As to the land or yard coloured blue on the site plan to the use by the owners and occupiers of No. 7 Queen Victoria Road the Britannic Assurance Co. Ltd., Provided that such owners and occupiers shall not use or permit the same to be used for the parking of vehicles or in any other way restrict or prevent the free user thereof by the other persons entitled to use the same;
- (b) To the restrictions and conditions contained in the said Conveyance dated the 16th day of March 1933 a copy whereof may be inspected at the offices of the Auctioneers prior to the sale or in the auction room at the time of the sale;
- (c) To the covenant contained in a Deed of Covenant dated the 28th day of March 1933 made between the said Arthur Charles White, Benjamin White and Gilbert White of the one part and Wheelers Wycombe Breweries Limited of the other part not to use exercise or carry on any business upon the property for the sale of Beer Wine or Spirits or Mineral Waters either on or off the premises or for the storage of Beer Wine or Spirits or Mineral Waters (save as hereinafter mentioned) without the consent in writing of the said Company or their successors in title but the Purchaser and their successors in title should be entitled to use the premises for the sale of Mineral Waters if the same or any part thereof is used as a cafe or for the sale of medicated wines if used for the business of a chemist so long as there was no manufacture or wholesale storage of Mineral Waters or medicated wines or the use thereof as a depot by a Mineral Water Manufacturer.

10. General Condition 35 shall have effect in substitution for General Condition 34.

RAWLINSONS (PRINTERS) LTD.
NORTHWOOD - MIDDLESEX
