

By Order of the Trustees of Albert Glenister, dec'd.



THE VALUABLE FREEHOLD PROPERTY INVESTMENT HIGH WYCOMBE

producing

PER **£760 : 4s. : 4d.** ANN.

with possible increase of higher rentals

FOR SALE BY AUCTION AS A WHOLE
(unless sold previously)

Auctioneers:
HAMNETT, RAFFETY & CO.

General Notes

This Valuable Investment is being offered by Order of the Trustees of the late Albert Glenister, who was the owner of the property for many years.

It occupies a prominent corner site in an Important Shopping Position in High Wycombe and some of the rentals offer opportunity for early increase.

The property will be offered as a whole, thus affording an excellent and unusual opportunity to acquire a sound and compact investment let to good tenants.

Tenure: All the properties are FREEHOLD and are offered subject to the various tenancies and leases referred to in the Particulars.

Local Authority: Borough of High Wycombe, The Municipal Offices, High Wycombe. Tel.: 1000.

Viewing: The properties may be viewed by appointment through the Auctioneers.

SCHEDULE OF RENTS

	£	s.	d.
No. 226, Desborough Road	145	0	0
No. 228, Desborough Road	70	0	0
No. 230, Desborough Road	104	0	0
No. 232, Desborough Road	85	0	0
No. 234, Desborough Road and No. 61, Desborough Avenue	127	0	0
No. 59, Desborough Avenue	90	0	0
No. 57, Desborough Avenue	30	0	0
No. 55, Desborough Avenue	31	4	0
No. 53, Desborough Avenue	44	4	0
No. 51, Desborough Avenue	28	16	4
Right of Way to Rear of Nos. 218-224, Desborough Road	5	0	0
TOTAL GROSS RENT	£760	4	4
Less Rates payable in respect of Nos. 55, 53 & 51, Desborough Avenue	41	12	4
TOTAL NETT RENT	£718	12	0

VALUABLE FREEHOLD PROPERTY INVESTMENT

Occupying a prominent Corner Position
at the junction of
DESBOROUGH ROAD and DESBOROUGH AVENUE
HIGH WYCOMBE

In an Important Shopping Area
comprising

Shops and Bank Premises

Nos. 226, 228, 230, 232 and 234, DESBOROUGH ROAD

Nos. 57, 59 and 61, DESBOROUGH AVENUE

and

Three Villas

Nos. 51, 53 and 55, DESBOROUGH AVENUE

Producing **£760 : 4s. : 4d.** per annum

FOR SALE BY AUCTION
At The Guildhall, High Wycombe
On FRIDAY, 17th SEPTEMBER, 1954, at 3 p.m.
(unless privately sold)

*Withdrawn at £9,000
Subsequently sold
to group of Tenants*

Vendors' Solicitors:
WINTER-TAYLOR, WOODWARD & WEBB
51, Castle Street, High Wycombe
Tel.: 2831

Auctioneers:
HAMNETT, RAFFETY & CO.
30, High Street, High Wycombe
Tel.: 2576 (4 lines)
With other Offices at
Beaconsfield, Princes Risborough and Farnham Common

PARTICULARS

The IMPORTANT FREEHOLD INVESTMENT

comprising

SHOPS and BANK PREMISES, Nos. 226, 228, 230, 232 and 234, DESBOROUGH ROAD and Nos. 57, 59 and 61, DESBOROUGH AVENUE, and THREE VILLAS, Nos. 51, 53 and 55, DESBOROUGH AVENUE, having a Total Frontage to Desborough Road of 89ft. and a Return Frontage to Desborough Avenue of about 110ft., in the centre of Western Shopping Area of High Wycombe.

Principally built of brick with slated roofs and having modern shop fronts, all in keeping and of similar design, the individual properties are as follows:—

No. 226, DESBOROUGH ROAD

Ground Floor: **SHOP**, 13ft. 6in. by 14ft., with modern shop front. Workroom, 18ft. 8in. by 11ft. Living Accommodation: Sitting Room, Kitchen, Bathroom and W.C.

First Floor: Sitting Room and Two Bedrooms.

Tenure.—The premises are occupied by Mr. William Morton who carries on the business of a Boot and Shoe Repairer, and are held by him on a 14-year lease expiring on the 24th of March, 1965. The Tenant is responsible for inside repairs, window glass and payment of rates, the Landlord for the outside repairs and insurance.

Rateable Value £48 *Rent per annum (exclusive)* £145

No. 228, DESBOROUGH ROAD

A LOCK-UP SHOP, with modern shop front, 12ft. 8in. by 14ft. Store, 10ft. 5in. by 7ft. 11in., and stairs leading to Room over, with lavatory basin and cupboard recess.

Tenure.—The premises are occupied by Mrs. T. A. Tranter, who carries on the business of a Greengrocer, and are held by her on a yearly Michaelmas tenancy on the same terms as the lease which expired on the 29th of September, 1948. The Tenant is responsible for the inside repairs and the payment of rates; the Landlord for the outside repairs and insurance.

Rateable Value £30 *Rent per annum (exclusive)* £70

No. 230, DESBOROUGH ROAD

A LOCK-UP SHOP, 19ft. by 18ft. 8in., part of which is divided and fitted with cubicles, in connection with a Gentlemen's Hairdressing establishment.

Above is a Ladies' Saloon, 17ft. 10in. by 16ft. 6in., divided into three cubicles and work-room and fully fitted.

(Note.—With the exception of the partitions, the lavatory basins and other equipment are the property of the Tenant.)

Tenure.—The premises are occupied by Mrs. P. Saunders and Mr. I. Goodearl, who carry on a business of a Ladies' and Gentlemen's Hairdressing Saloon, and they are held on a yearly Michaelmas tenancy following the lease which expired on the 29th of September, 1948. The Tenants are responsible for inside repairs and payment of rates; the Landlord for outside repairs and insurance.

Rateable Value £46

Rent per annum (exclusive) £104

No. 232, DESBOROUGH ROAD

A LOCK-UP SHOP, 28ft. 9in. by 14ft. (fitted refrigerator being the property of the Tenant).

Tenure.—The premises are occupied by Mr. W. G. Gutteridge, who carries on the business of a Retail Butcher, and are held over on a yearly June tenancy on the terms of a lease which expired on the 24th of June, 1941. The Tenant is responsible for inside repairs and payment of rates; the Landlord for outside repairs and insurance.

Rateable Value £40

Rent per annum (exclusive) £85

No. 234, DESBOROUGH ROAD and No. 61, DESBOROUGH AVENUE

Together with the accommodation over No. 232, Desborough Road

DOUBLE-FRONTED SHOP, having a frontage to Desborough Road of about 17ft. and a return frontage to Desborough Avenue of about 30ft., together with an independent side access from Desborough Avenue leading to the Upper Floor comprising an **Excellent Suite of Offices or Store Rooms**, Bathroom and W.C.

Tenure.—The premises are occupied by S. R. Collins and R. W. Baker, who carry on the business of Grocery and Provision Merchants, and are held over on a yearly tenancy on the terms of a lease which expired on the 1st of March, 1944. The Tenants are responsible for inside repairs and the payment of rates; the Landlord for outside repairs and insurance.

Rateable Value £86

Rent per annum (exclusive) £127

No. 59, DESBOROUGH AVENUE

BANK PREMISES, 26ft. by 12ft. 11in., and **Suite of Offices** over. Two Staff Cloakrooms, with lavatory basins and W.C.'s.

Tenure.—The property is let to the **London Trustee Savings Bank** on a 14-year lease expiring June, 1964, the rent rising to £100 per annum on the 24th June, 1957. The Tenants are responsible for all repairs and the payment of rates and insurance.

Rateable Value £48 *Rent per annum (exclusive)* £90

No. 57, DESBOROUGH AVENUE

PRIVATE DWELLINGHOUSE containing:

On the Ground Floor: Sitting Room, Living Room, Scullery. Outside W.C. and Fuel Store.

Above: Three Bedrooms.

Tenure.—Let on lease to the **London Trustee Savings Bank** expiring on the 24th of June, 1964, Tenants being responsible for all repairs and payment of rates and insurance.

Rateable Value £10 *Rent per annum (exclusive)* £30

No. 55, DESBOROUGH AVENUE

A SIMILAR VILLA, let on a weekly protected tenancy to The Misses Hunt, at 13s. 6d. per week, Landlord paying all outgoings.

Rateable Value £10 *Rates for current half-year* £6 1s. 8d. *Water Rate* 7s. 8d.
Rent per annum (inclusive) £31 4s.

No. 53, DESBOROUGH AVENUE

A SIMILAR VILLA, let on a weekly protected tenancy to Mr. Barrass at 17s. per week, Landlord paying all outgoings.

Rateable Value £10 *Rates for current half-year* £6 1s. 9d. *Water Rate* 7s. 8d.
Rent per annum (inclusive) £44 4s.

No. 51, DESBOROUGH AVENUE

A SIMILAR VILLA, except that the Upper Floor Bedrooms extend over the passage way giving access to the rear; let on a weekly protected tenancy to Mrs. Hudson at 11s. 1d. per week, Landlord paying all outgoings.

Rateable Value £12 *Rates for current half-year* £7 6s. *Water Rate* 11s. 6d.
Rent per annum (inclusive) £28 16s. 4d.

RIGHTS OF WAY

These premises have a common access through the passage way between Nos. 51 and 53, Desborough Avenue, and common user of the yard space at the rear, together with the W.C.

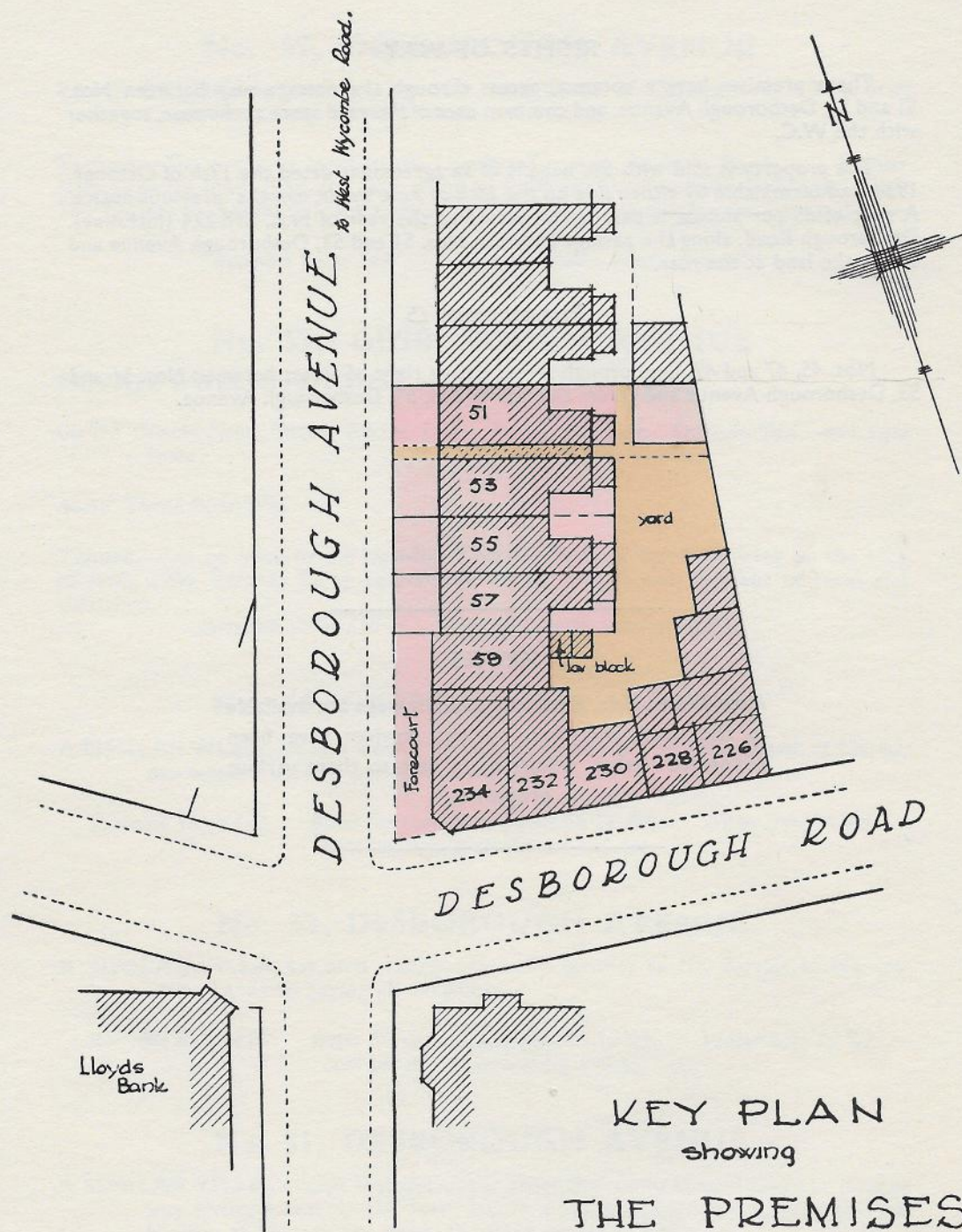
The property is sold with the benefit of an agreement dated the 17th of October, 1934, and terminable by either side on the 24th of June by six months' previous notice. A rent of £5 per annum is paid for an access to the rear of Nos. 218-224 (inclusive), Desborough Road, along the passage between Nos. 51 and 53, Desborough Avenue and across the land at the rear.

Rent per annum £5

Nos. 45, 47 and 49, Desborough Avenue have right of access between Nos. 51 and 53, Desborough Avenue and across the rear of No. 51, Desborough Avenue.

SERVICES

Main Water, Gas, Electricity and Drainage are available in the roads and these various services have been connected either wholly or in part to these various properties.



For identification only.
Accuracy not warranted.

Hamnett Raffety & Co.
Chartered Surveyors.
High Wycombe.

Special Conditions of Sale

1. The property is sold subject to the Law Society's Conditions of Sale 1953 (hereinafter referred to individually by the designation "General Condition" together with the number thereof) so far as they are not varied by or inconsistent with these Conditions.

2. The Vendors' Solicitors are Messrs. Winter-Taylor Woodward & Webb whose Office is at 51 Castle Street, High Wycombe, Bucks.

3. The date fixed for completion is the 18th day of October, 1954.

4. The Vendors are selling as Trustees for Sale.

5. The property is sold subject to and with the benefit of the tenancies mentioned in the Particulars. No objection shall be made if the Vendors are unable to give information as to the standard rents of such part or parts of the property as are or have been affected by the Rent & Mortgage Interest Restrictions Acts or unable to prove the giving or serving or the contents or particulars of any notices required by any of those Acts, and the Purchaser shall assume that the rents now paid are properly charged and paid.

6. The title to No. 51 Desborough Avenue shall commence with a Conveyance on Sale dated the 30th day of April 1934.

7. The title to the remainder of the property is registered in the Land Registry and the Vendors are the present registered proprietors with an absolute title under the Land Registration Acts 1925 and 1936. The Land Certificate contains an entry that the land with other land was formerly charged with the payment of certain annual sums from which the land was exonerated by the covenant of the Ecclesiastical Commissioners for England contained in a Conveyance dated the 18th day of February 1883. The Purchaser shall not make any requisition or require any further information in respect of the said entry. The original deed containing the covenant will be hand over on completion.

8. The passage between Numbers 51 and 53 Desborough Avenue is part of the registered land and is subject to rights of way to the rear of the adjoining houses. There is a drain running under the passage to the main sewer through which adjoining houses enjoy rights of drainage. There is also a way-leave agreement terminable on six months notice under which £5 a year is paid to the Vendors for a right of way over the said passage to adjoining property. The property is sold subject to and with the benefit of this agreement. No. 51 Desborough Avenue is also subject to a right of way along the passage at the rear of the building to the rears of the adjoining houses.

9. The Purchaser shall not be entitled except at his own expense to abstracts or copies of the subsisting or expired counterpart leases but may inspect the same at any time before completion.

10. The registered land is sold subject to all easements and other over-riding interests which by virtue of Section 70 of the Land Registration Act 1925 are not to be treated as incumbrances and the Vendors shall not be required to furnish any information or evidence as to the same except such as may be within their own knowledge or in their own possession.

11. The property is sold subject to the provisions of any Housing Town or Country Planning or road widening schemes by which it may be affected and to any prescribed building line or improvement line and subject to all matters and things registered or registrable in the Register of Local Land Charges.

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

Memorandum

I, the undersigned,

of

DO HEREBY ACKNOWLEDGE myself to be the Purchaser of property described
in 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 all respects agreeably
to the within Particulars and Conditions of Sale.

AS WITNESS my hand this day of 1954.

As Agents for the Vendors,

WE HEREBY CONFIRM this Sale and as Stakeholders acknowledge receipt of the
said deposit.

Purchase money £

Deposit £

Balance £

Abstract of Title to be sent to:—