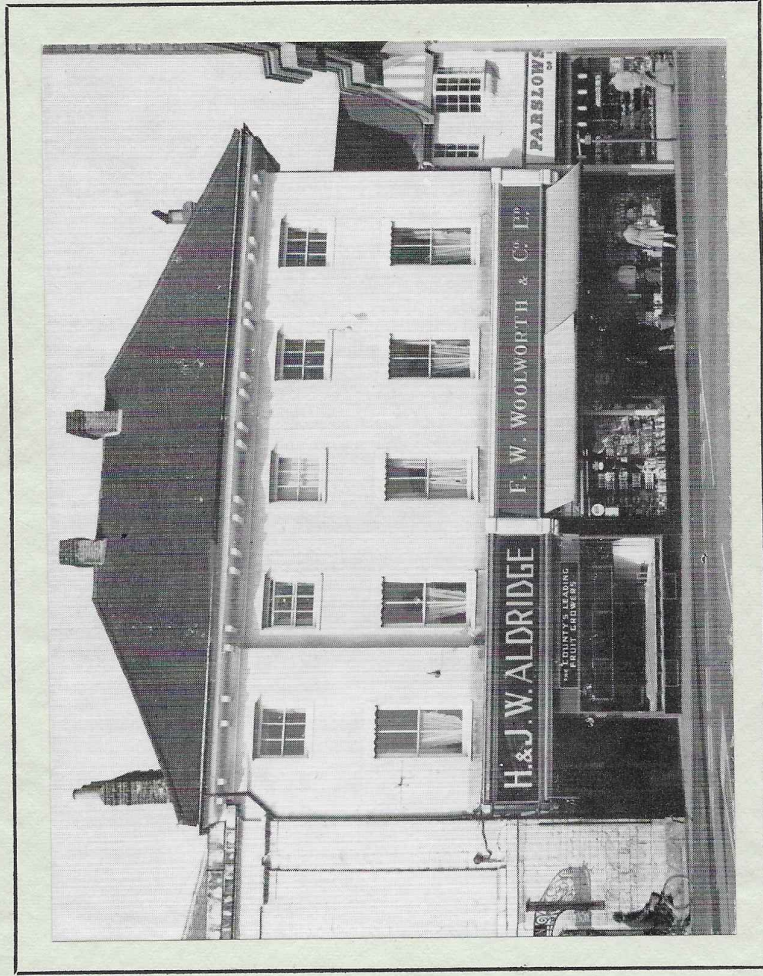


July 1967

FOR OCCUPATION AND INVESTMENT

MARLOW, BUCKINGHAMSHIRE

The Valuable Freehold Central Shop Premises



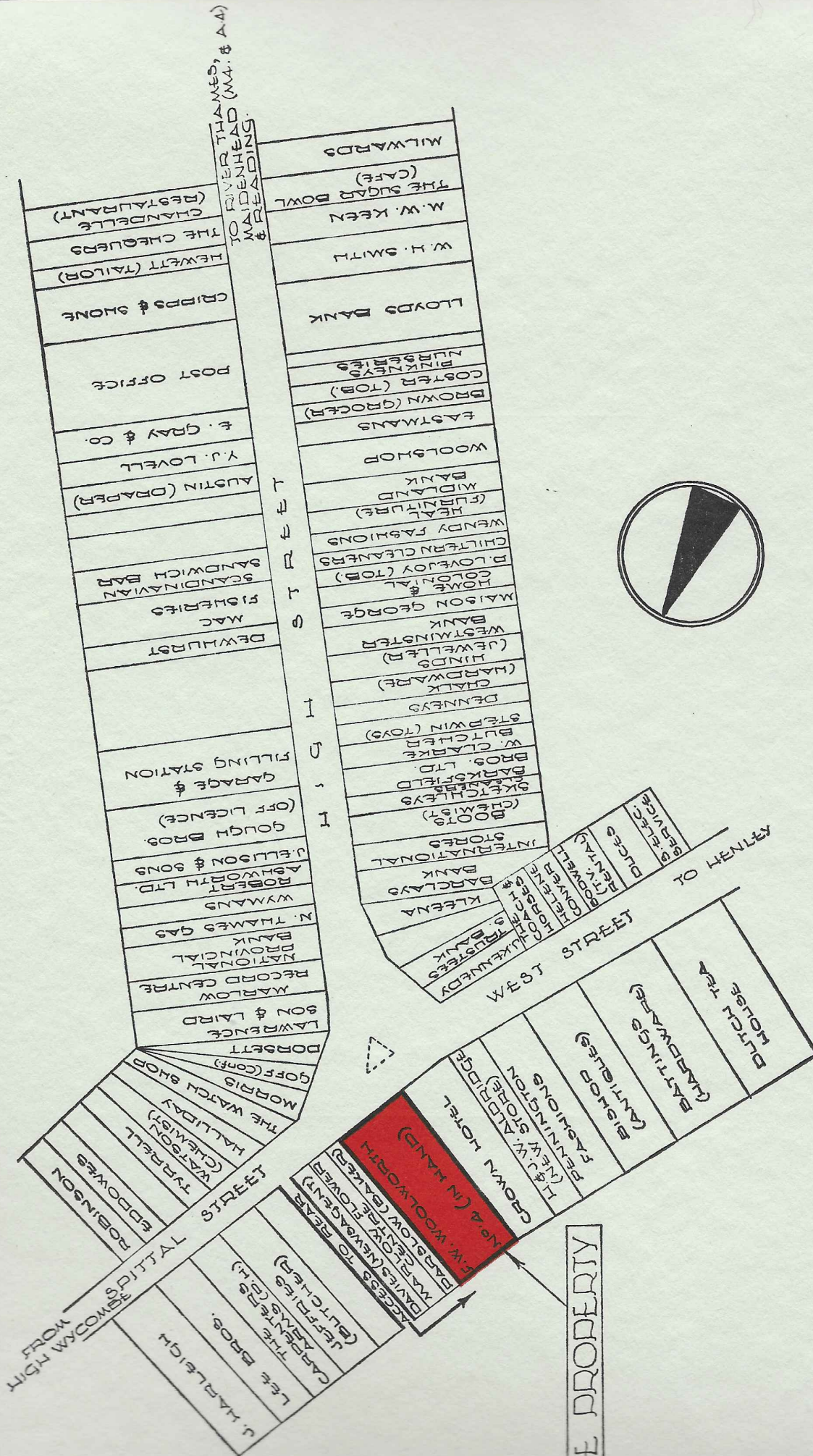
Nos. 4 & 5 Market Square

PART WITH VACANT POSSESSION AND THE REMAINDER WITH EARLY REVERSION

Chartered Auctioneers:
HAMNETT, RAFFETY & CO.

KEY PLAN.

NOT TO SCALE



FOR IDENTIFICATION ONLY.
ACCURACY NOT WARRANTED.

PARTICULARS, PLAN and CONDITIONS OF SALE
of the

**IMPORTANT CENTRAL
Freehold Shop Premises**
WITH BUSINESS AND FLAT ACCOMMODATION OVER
**Nos. 4 & 5 Market Square
MARLOW**

WITH VACANT POSSESSION OF THE SHOP, No. 4 MARKET SQUARE, AND THE TWO FLATS OVER
and with very Valuable Early Reversions of the remainder, including No. 5 Market Square leased by
F. W. WOOLWORTH & CO. LTD.
together with vacant possession of the land at the rear

FOR SALE BY AUCTION

at THE GUILDHALL, HIGH WYCOMBE
on FRIDAY, 9th JUNE, 1967 at 3 p.m.
(unless previously sold)

Vendors' Solicitors:

Messrs. REYNOLDS, PARRY-JONES & CRAWFORD
10 Easton Street, High Wycombe (Tel.: High Wycombe 25941)

Chartered Auctioneers:

HAMNETT, RAFFETY & CO.

30 High Street, High Wycombe (Tel.: High Wycombe 21234)
With other offices at Beaconsfield, Princes Risborough, Aylesbury, Farnham Common and Amersham

*Informed by Mr. Jordan Alchridge
that Property Sold to Private
Development Co. - June 1972
for £75,000*

General Information

MARLOW is an important, thriving and popular Thames-side Town, with an expanding shopping area. The latest population figure is over 8,700, but as a Shopping Centre the Town serves a wide surrounding area. The M.4 Motorway is about 5 miles, London Airport 20 miles, High Wycombe 5 miles, Maidenhead 6 miles, Henley 8 miles, Slough 12 miles, Reading 14 miles and Central London 33 miles.

LOCAL AUTHORITY.—Marlow Urban District Council, Council Offices, Court Gardens, Marlow (*Tel.*: Marlow 4305).

TOWN PLANNING.—On the Town Map for Marlow, approved by the Minister of Housing and Local Government in February, 1965, the property is shown to be within an area zoned primarily for Shopping and Business Use in the Town Centre. The building is also included in the Schedule of Buildings of Special Architectural and Historic Interest prepared under Section 32 of the Town and Country Planning Act, 1962. Further enquiries should be directed to the South West Bucks Area Planning Office, 35 Amersham Hill, High Wycombe (*Tel.*: 22071).

ROAD.—Market Square is a Public Highway. It is understood that the property is not affected by any improvement lines.

REAR ACCESS AND FENCING.—See Special Conditions of Sale.

RIGHTS OF WAY.—The property is sold subject to a Right of Way to Crown Road for all purposes over the 20ft. strip of land coloured Brown on Plan to No. 3 Market Square and a 15ft. strip of land coloured Brown and cross-hatched to The Crown Hotel and an access to the proposed Service Road when constructed (see Special Conditions of Sale).

SERVICES.—Main Water, Electricity, Gas and Drainage are connected.

TENURE.—The entire property is FREEHOLD and is offered with VACANT POSSESSION of the Ground Floor Shop, No. 4 (formerly occupied by Messrs. H. & J. W. Aldridge, who have moved to adjacent more commodious premises), the Two Flats on the Second Floor and the Vacant Site at the rear, but subject to the tenancy of the Hairdressing Salon, the Flat on the First Floor and a lease of the extensive Muirple Shop, No. 5, occupied by F. W. Woolworth & Co. Ltd. Copies of the Lease and Tenancy Agreement may be inspected at the Offices of the Vendors' Solicitors.

PLANS.—Location and Site Plans are published with these Particulars for the convenience of Purchasers, but are not warranted accurate and are expressly excluded from any Contracts.

DIMENSIONS.—All dimensions, areas and other measurements referred to in these Particulars are approximate only and their accuracy is not warranted.

FIXTURES.—All fixtures usually designated as Tenant's or Trade Fixtures are excluded from the Sale.

TO VIEW.—Please make appointments through the Chartered Auctioneers.

Particulars

THE IMPORTANT AND PROMINENT

Freehold Premises

known as

Nos. 4 & 5 Market Square

MARLOW

(edged red on the site plan)

OCCUPYING A DOMINATING POSITION

at the head of the fine, wide High Street at its junction with Spittal Street and West Street

IN THE HEART OF THE MAIN SHOPPING AREA

of the thriving and expanding residential Thames-side Town

FRONTAGE ABOUT 51 FEET

AVERAGE SITE DEPTH ABOUT 245 FEET

with rear vehicular entrance and site area of about

1650 sq. yds.

(including some 500 square yards of vacant land at rear)

AFFORDING WIDE SCOPE FOR FURTHER DEVELOPMENT

The Main Building

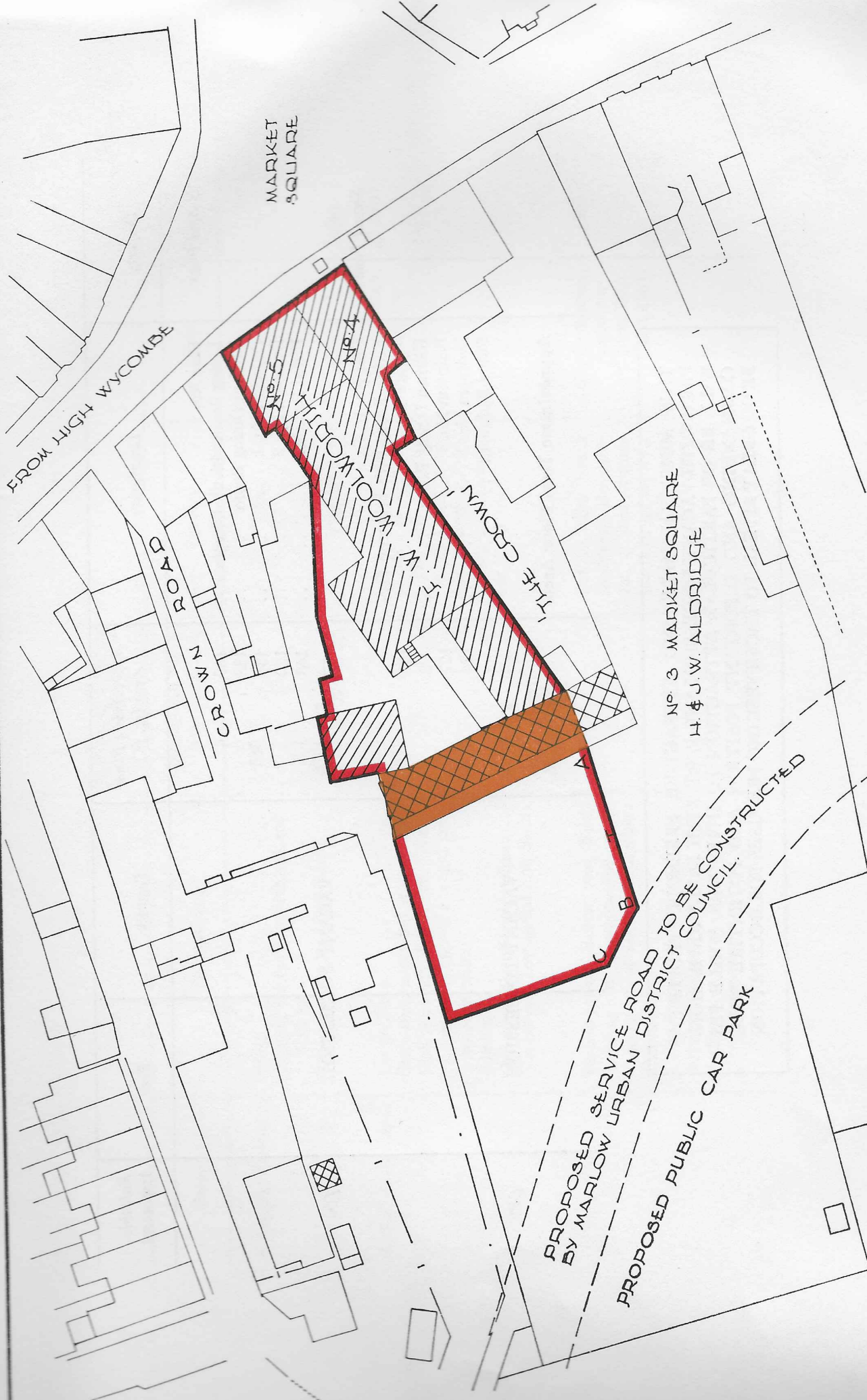
with its attractive three-storey elevation dominating the High Street, was originally part of the Old Crown Hotel, and is substantially built, principally of brick but partly with rendered elevations and tiled roof, with single storey brick-built additions at the rear. The Accommodation comprises some 6,000 sq. ft. of Ground Floor Shop and other accommodation and about 2,000 sq. ft. on Two Floors above, in accordance with the Schedule overleaf.

Schedule

<i>Property</i>	<i>Description</i>	<i>Approximate Floor Area (sq. ft.)</i>	<i>Tenancy</i>	<i>Rent</i>	<i>Rateable Assessment</i>
4 Market Square	Shop	600	VACANT POSSESSION	£150 per annum exclusive	£409
	Covered Yard at rear with sink and W.C. off	212			
	Basement Store and Staff Room ..	317			
5 Market Square		—			1,129 sq. ft.
	Large Shop	2,542	Let to F. W. WOOLWORTH & CO. LTD. on a Lease for 42 years from 25th December, 1933, expiring 24th December, 1975	£150 per annum exclusive	£1,076
	Store accommodation at rear ..	1,676			
	Staff Rest and Tea Room, Cloak-room with two W.C.'s and two lavatory basins	144			
	Kitchen	52			
	Outside W.C. and lavatory basin ..	—			
	Timber and corrugated iron Store	525			
First Floor		—			4,939 sq. ft.
	Hairdressing Salon and Flat		Let to Miss Sylvia Buckland, Hairdresser. A new tenancy has been agreed for a period of 3 years from 24th June, 1967	£416 per annum exclusive (from 24th June, 1967)	£166
	Landing in common use with occupants of Second Floor Flats	328			
	Ladies' Salon	267			
	Living Room with tiled fireplace ..	154			
	Kitchen/Dining Room	100			
	Bedroom	—			
	Fitted Bathroom	—			849 sq. ft.

<i>Property</i>	<i>Description</i>	<i>Approximate Floor Area (sq. ft.)</i>	<i>Tenancy</i>	<i>Rent</i>	<i>Rateable Assessment</i>
<i>Second Floor</i>	Flat No. 1				
	Living Room with tiled fireplace ..	169			
	Kitchen/Dining Room	138			
	Bedroom No. 1	138			
	Bedroom No. 2	120			
	Fitted Bathroom	148			
		713 sq. ft.	VACANT POSSESSION		£66
<i>Second Floor</i>	Flat No. 2				
	Living Room with briquette fireplace	157			
	Kitchen/Dining Room	98			
	Bedroom No. 1	127			
	Bedroom No. 2	124			
	Fitted Bathroom	—			
		506 sq. ft.	VACANT POSSESSION		£42
	Approximate Total Floor Area	.. 8,136 sq. ft.			

THIS MOST VALUABLE AND ATTRACTIVE FREEHOLD PROPERTY, PART WITH VACANT POSSESSION AND PART WITH EARLY REVERSION, WILL BE OF PARTICULAR ATTRACTION TO INVESTORS, WHILE ITS COMMANDING AND IMPORTANT POSITION AND POTENTIAL WILL BE OF GREAT APPEAL TO THOSE SEEKING PREMISES FOR OCCUPATION



SCALE 1/500

FOR IDENTIFICATION ONLY.
ACCURACY NOT WARRANTED.

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 property shall be subject to a reserve price.
3. A deposit of £10 per cent of the purchase money shall be paid to the Chartered Auctioneers, Messrs. Hamnett, Rafferty & Co., as stakeholders.
4. Completion of the purchase shall take place on the 10th day of July 1967 at the offices of the Vendors' Solicitors, Messrs. Reynolds, Parry-Jones & Crawford, 10 Easton Street, High Wycombe.
5. The Vendors sell as trustees for sale.
6. The tenure is freehold and the title shall commence as to part with a Conveyance on Sale dated the 31st day of December, 1934, made between Ernest James Keeling of the first part Frank Adams of the second part and Alice Eliza Castle of the third part and as to the remainder with a Conveyance on Sale dated the 31st day of December, 1934, made between the said Ernest James Keeling of the one part and the said Frank Adams of the other part.
7. There shall be reserved to the Vendors and their successors in title and all persons entitled to the like right a right of way at all times with or without vehicles over and along the strip of land coloured brown on the Contract Plan and the property is sold subject to a Deed of Grant dated the 1st day of May, 1934, made between Ernest James Keeling of the one part and Rupert Edward Batting of the other part whereby a right of way over a width of 15ft. of the said strip of land as cross-hatched on plan was granted to the said Rupert Edward Batting so far (if at all) as the said Deed is still subsisting and capable of taking effect and also subject to such rights of way over the same as The Crown Hotel and Messrs. Woolworth may have.
8. The sale includes the benefit of a right of way over the proposed new service road to be constructed by Marlow U.D.C. at the rear of the property access being obtained between the points marked B and C on the said plan and the right to connect up to such sewers, drains, cables and pipes which may hereafter be constructed under the said service road or the adjoining land and the free passage of water soil gas and electricity through the same such rights being excepted and reserved to the Vendors by a Conveyance dated the 7th day of January 1967 made between the Vendors of the one part and the Marlow U.D.C. of the other part and without prejudice to the right of the Vendors and their successors in title to exercise the same rights in connection with their adjoining or neighbouring property.
9. The sale also includes the benefit (so far as the Vendors can grant the same) of the covenant contained in the said Conveyance dated the 7th day of January 1967 for indemnity against road charges by the Marlow U.D.C. in respect of the section of the road between the points marked B and C on the said plan.
10. The Purchaser shall in the Conveyance to him covenant with the Vendors to erect within two months from the date thereof and forever thereafter to maintain a fence between the points marked A and B on the said plan to a height of not less than six feet constructed of plastic covered chain link surmounted by three strands of barbed wire not less than six inches apart all on concrete posts with the post tops cranked inwards to the property hereby agreed to be sold.
11. The Conveyance to the Purchaser shall contain a declaration that the Purchaser shall not be entitled to any right of light air or other easement over or in anywise affecting the Vendors' adjoining or neighbouring property.
12. For the benefit and protection of the Vendors' adjoining or neighbouring property edged blue and edged green on the Contract Plan and so as to bind the property hereby agreed to be sold into whosever hands the same may come the Purchaser shall covenant with the Vendors and their successors in title not to park vehicles on or in any way to obstruct the right of way coloured brown on the said plan.
13. The property is sold subject to and with the benefit of the Lease and Tenancy Agreement stated in the Particulars of Sale. Copies of the same may be inspected at the office of the Vendors' Solicitors prior to the sale and the Purchaser shall be deemed to purchase with full notice and knowledge of the terms and conditions thereof.
14. The property is believed to be correctly described but any incorrect statement error or omission found in the Particulars or Conditions of Sale or in the plan attached thereto shall not annul the sale or entitle the Purchaser to rescind the Contract or to any compensation.
15. For the interest rate of 5 per cent referred to in the General Conditions shall be substituted that of 8 per cent.

Memorandum

I,
of
do hereby acknowledge that I have this day purchased the property described in the within Particulars, subject to the foregoing Conditions of Sale, for the sum of £
and having paid to Messrs. HAMNETT, RAFFETY & CO., as Stakeholders, the sum of £
as a deposit and in part payment of the purchase money, I hereby agree to pay the balance thereof and in all other respects to complete the purchase according to the foregoing Conditions of Sale.

Dated this day of , 1967.

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

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

Abstract of Title to be sent to:—