

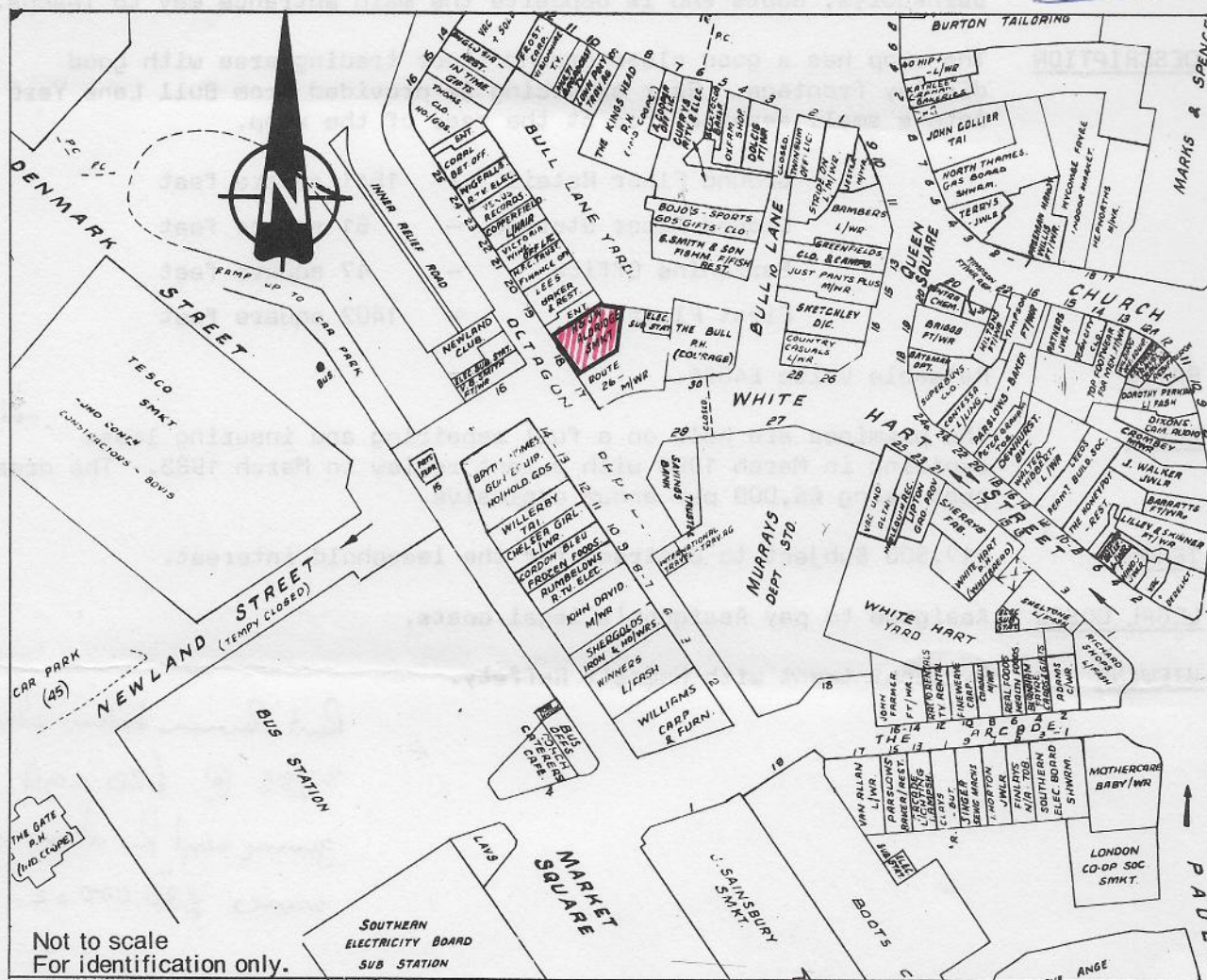
HIGH WYCOMBE

1st May 1981

LARGE CENTRAL SHOP PREMISES

18 OCTAGON PARADE

With Notes



GROSS FRONTAGE - 37 feet

NET FRONTAGE - 35 feet

GROUND FLOOR SALE - 1540 SQ. FT.

FIRST FLOOR STORAGE - 1400 SQ. FT.

LEASE FOR SALE

NOTE: Hamnett Raffety 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 representation 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 Hamnett Raffety has any authority to make or give 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.

**HAMNETT
RAFFETY**
COMMERCIAL-INDUSTRIAL
NATIONWIDE

Est.
1837

Chartered Surveyors · Auctioneers & Estate Agents

Town Planning Consultants · Valuers

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

Tel.: (0494) 21234 (15 lines)

Telex 83544 Hamraf G

After hours Ansaphone service on above number

LOCATION

The premises occupy an excellent trading position in the Octagon Parade, being close to various Multiple Traders including Willerby Tailors, Chelsea Girl, Trustees Savings Bank, Allied Carpets, Sainsburys, Boots and is opposite the main entrance way to Tesco's.

DESCRIPTION

The shop has a good clear ground floor trading area with good display frontage. Rear servicing is provided from Bull Lane Yard into a small service area at the rear of the shop.

Ground Floor Retail	-	1541 square feet
Ground Floor Storage	-	81 square feet
Mezzanine Office	-	47 square feet
First Floor	-	1402 square feet

RATES

Rateable Value £4826.

LEASE

The premises are held on a full repairing and insuring lease expiring in March 1990 with a rent review in March 1983. The present rent being £6,000 per annum exclusive. *up to £20,000?*

TERMS

£17,500 Subject to Contract for the leasehold interest.

LEGAL COSTS

Assignee to pay Assignor's legal costs.

VIEWING

By appointment with Hamnett Raffety.

*Rent Review taking place
8/83 @ £20 p.wk -
giving rent for above at
near £30,000 p.a.*

Feb 1988

SHOP UNIT TO LET

APPROXIMATELY 700 SQUARE FEET, GROUND FLOOR

HIGH WYCOMBE TOWN CENTRE

Octagon

Location

Hairstressers.

The unit comprises 22 The Parade, The Octagon, High Wycombe, Bucks (see plan below). Nearby retailers include Salisburys, Principles, Tesco and Tandys.

Description

The premises are arranged on ground and first floor levels with the following approximate dimensions and areas:

Gross Frontage	18' 0"
Internal Width	17' 6"
Shop Depth	32' 0"
Ground Floor Area	700 sq ft
First Floor Area	220 sq ft plus WC

Lease to June 1980 ?
£8250
Premium £16,000

The shop is fully fitted as a hairdressing salon with feature shop front, ceiling and lighting.

Certain hairdressing fittings and equipment are included in the sale, including: 3 back-wash basins, a new boiler, water softener, washing machine, tumble dryer, double drainer sink unit, ten hair cutting chairs and reception desk.

Tenure

The premises are held on a lease to expire in June 1980 on a full repairing and insuring basis.

Rent

The current rent passing is £8,250 per annum exclusive.

Rates

Rateable value £2,055.

Premium

A premium of £16,000 is required for the benefit of the leasehold interest and fixtures, fittings and equipment.

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P.O. Box 1, 30 High Street,
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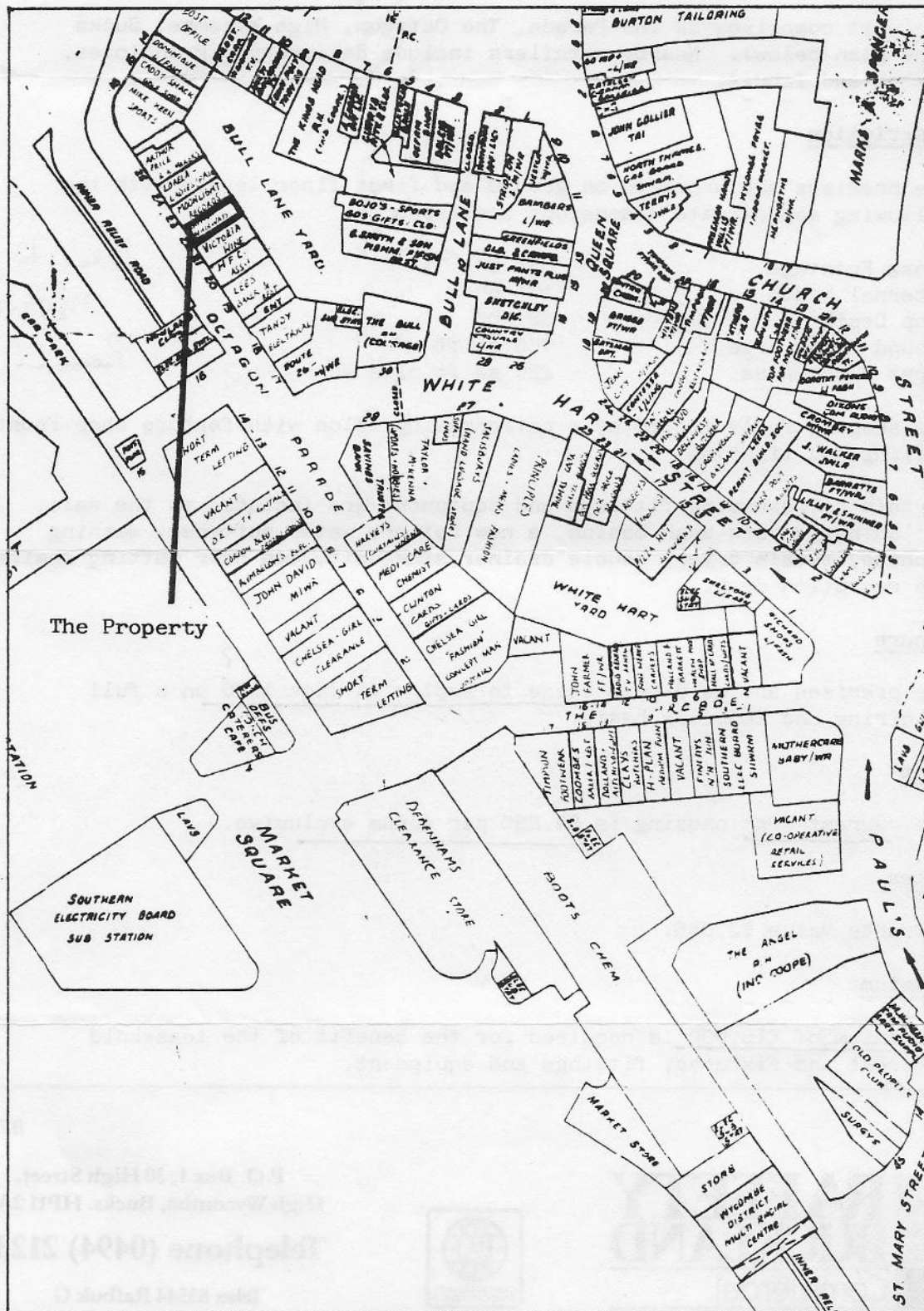
Commercial offices at:
High Wycombe · Aylesbury · Windsor

Legal Costs

Both parties legal costs incurred in the transaction are to be borne by the ingoing party.

Viewing

Strictly by appointment through Estate Agents Raffety Buckland.
Telephone number (0494) 21234.



Feb 1988

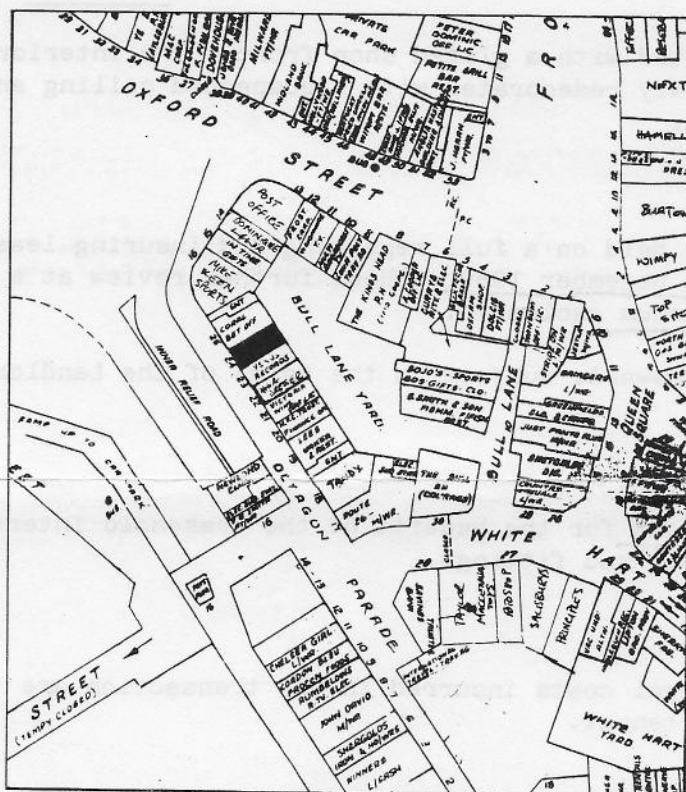
TOWN CENTRE RETAIL UNIT

HIGH WYCOMBE, BUCKINGHAMSHIRE.

Octagon

Location

The property is located in the external section of the established major shopping centre, the Octagon. This shopping centre is soon to be substantially refurbished and extended.



Lease L 25 Dec 89
c f 8500
offer to Lease

The unit is located close to High Wycombe's main Post Office and adjacent to Tandys, Victoria Wine and Corals and close to the Tescos superstore.

Formerly Art Shop



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Description

The property is arranged on ground and first floors and has the following approximate areas and dimensions:

Gross Frontage to Octagon Parade	18'
Net Frontage	17' 6"
Internal Width	16' 11"
Widening to, at the rear	17' 6"
Shop Depth	42' 1"

Ground Floor Sales Area	693 sq ft
First Floor Retail/Stock Area	239 sq ft

TOTAL AREA APPROXIMATELY	<u>932 sq ft</u>
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The unit is fitted with a glazed shop front. The interior is fully carpeted and newly redecorated with a suspended ceiling and a spot lighting system.

Lease

The property is held on a full repairing and insuring lease for a term to expire on 25 December 1989 without further review at a passing rent of £8,500 per annum exclusive.

The lease is renewable subject to the terms of the Landlord and Tenant Act 1954.

Premium

Offers are invited for the benefit of the leasehold interest and the valuable fixtures and fittings.

Legal Costs

Both parties legal costs incurred in the transaction are to be borne by the ingoing tenant.

Viewing

Strictly by appointment through sole agents Raffety Buckland Commercial. Telephone (0494) 21234.