

In the main shopping centre of
HIGH WYCOMBE

The Important Freehold Property



The Odeon Cinema

and integral with it

**Two Lock-up Shops
CASTLE STREET**

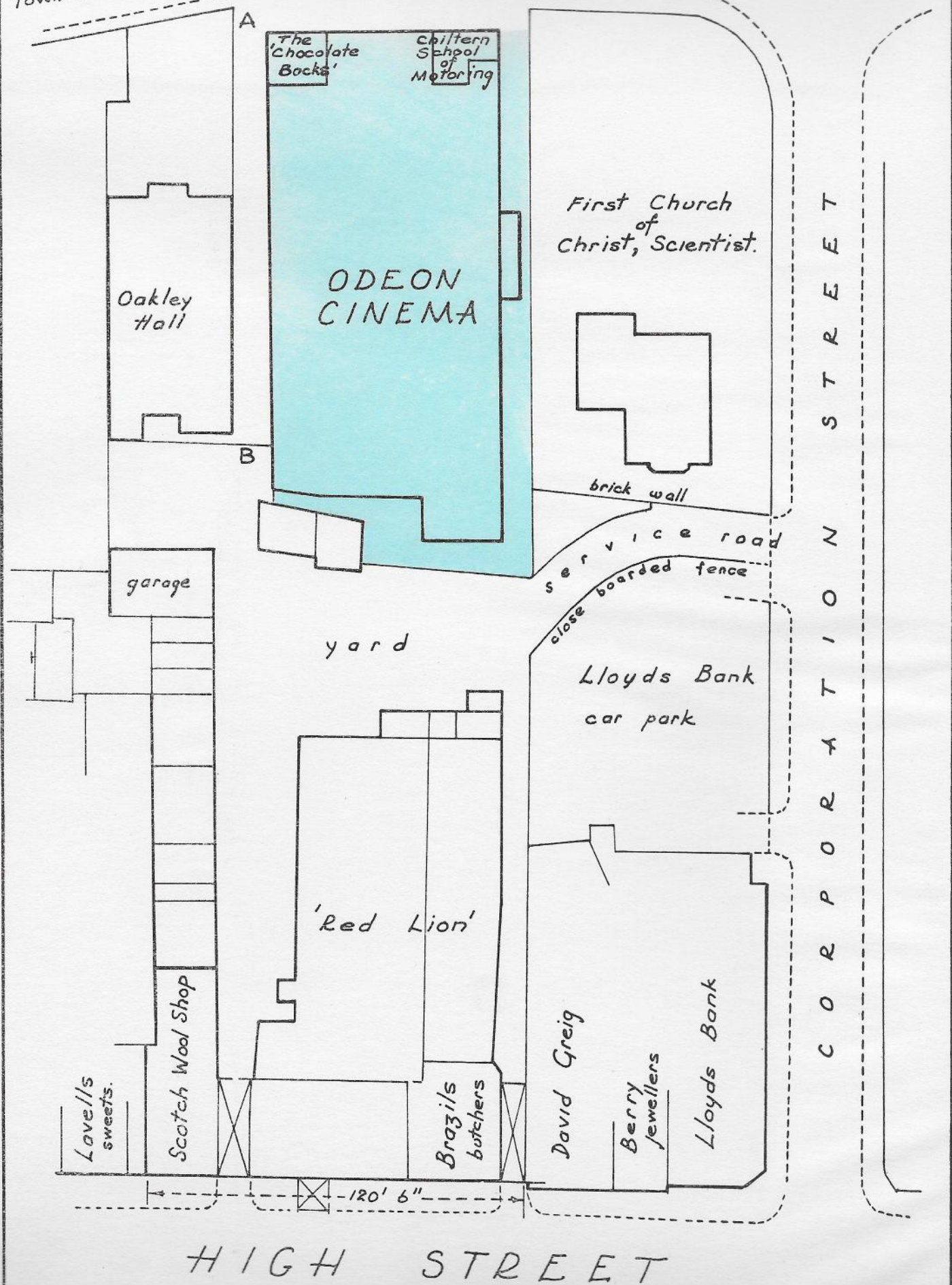
Auctioneers:

HAMNETT, RAFFETY & CO.

From
Town centre

C A S T L E S T R E E T

To Station



~SCALE 1/500~

NOTE—This Plan is published for convenience
of Purchasers only. Its accuracy is not

PARTICULARS, PLAN and CONDITIONS OF SALE

of

The Odeon Cinema

CASTLE STREET, HIGH WYCOMBE

In an important position adjacent to the multiple shopping centre
and
WELL SUITED FOR RE-DEVELOPMENT

Let producing
Per £3,440 Annum
but available with

EARLY VACANT POSSESSION

which is for Sale by Auction

Withbourn at £64,500.

At The Guildhall, High Wycombe
On FRIDAY, 17th NOVEMBER, 1961, at 3 p.m.

(unless previously sold)

Vendor's Solicitors:
Messrs. ASHURST MORRIS CRISP & CO.
17 Throgmorton Avenue, London, E.C.2. (Tel. Avenue 1070)

Auctioneers:
HAMNETT, RAFFETY & CO
30 High Street, High Wycombe (Tel.: 2576/9)

with other offices at
Beaconsfield Farnham Common Princes Risborough Aylesbury

General Information

SUMMARY

SITE: Frontage about 84ft. Maximum depth 176ft.
Estimated area 1,500 sq. yds.

THE ODEON CINEMA (capacity 1,340) has a total effective floor area (excluding passages, toilets and boiler house) of about 15,400 sq. ft. Also

TWO LOCK-UP SHOPS on either side of the cinema entrance.

TENURE

The property is **FREEHOLD** and is let on leases at rentals aggregating £3,440 per annum, but is available with **EARLY VACANT POSSESSION** (See Schedule of Tenancies and Special Condition No. 12.)

SERVICES

Main Water, Electricity, Gas and Drainage are connected, as is the Telephone to the Odeon and Chiltern School of Motoring. Central Heating is installed throughout with a "Plenum" system to the theatre.

OUTGOINGS

	Gross Value £	Net Annual Value £	Rateable Value £	General Rates for current half-year £ s. d.
The Cinema	2,150	1,788	1,430	816 5 10
Chiltern School of Motoring ..	200	163	130	74 4 2
The Chocolate Bocks	215	176	141	80 9 9

Water hydrant charge on Cinema £2 5s. 0d. per half year.

LOCAL AUTHORITY

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

TOWN PLANNING

On the approved High Wycombe Town Map, the property is included in an area for groups of buildings for Civic, Cultural and other special uses.

The Area Planning Office is at 164 West Wycombe Road, High Wycombe (Tel.: 3361).

TO VIEW

Appointments to View through the Auctioneers, Hamnett, Raffety & Co., are **ESSENTIAL**, please.

THE ODEON CINEMA

comprises a prominent, substantial and extensive freehold property occupying a key position in the shopping and commercial centre of High Wycombe, a market and industrial town with an estimated shopping population in excess of 100,000. It is available with Early Vacant Possession and is suitable for continued occupation as hitherto, or for conversion of the existing buildings to other uses appropriate to so important a position. Alternatively, subject to appropriate Planning Consent, **THE SITE COULD ACCOMMODATE SOME OF THE SHOPS AND OFFICES FOR WHICH HITHERTO CENTRAL GROUND SPACE HAS NOT BEEN AVAILABLE.**

PARTICULARS

The Valuable Central Freehold Property

The Odeon Cinema

CASTLE STREET

occupies a prominent position adjacent to the shopping and business centre of High Wycombe. Castle Street is an important business thoroughfare leading from the Railway Station to the central shopping area and includes a number of modern blocks of shops as well as offices and other commercial buildings.

The Site (coloured blue on plan) has a frontage of 84 feet, a maximum depth of about 176 feet and an area of approximately 1,500 square yards

THE BUILDING, erected about 30 years ago, is substantially constructed of brick, the main roof having a single span, boarded and covered with corrugated asbestos sheeting on steel trusses. The remaining roofs are flat with asphalt finish.

ACCOMMODATION

is briefly as follows, dimensions given being approximate:

MAIN FOYER, 28ft. by 33ft., opening direct to the pavement, with four sets of double swing doors and metal collapsible gates. Leading off are male and female sanitary accommodation, stores, offices and ancillary rooms.

THE AUDITORIUM, measuring 70ft. by 95ft., with an average height of approximately 40ft., has seating for 850. Above is the **BALCONY** with a further 490 seats, under which are a number of store rooms. **THE LOFTY STAGE** measures about 52ft. by 17ft.

At Balcony Floor Level is the **RESTAURANT**, measuring 32ft. by 32ft. average, with Kitchen, 15ft. by 17ft. 6in., leading off. Above is the **PROJECTOR SUITE** complete with staff rooms, stores and workshop.

At the rear of the main building is the **Boiler House** and Fuel Store, with two Britannia 312 K (coke-fed) boilers which serve the "Plenum" system to the Theatre and radiators to all but certain store rooms. There is also a domestic boiler which provides hot water to the Flat.

THE SELF-CONTAINED FLAT at rear comprises:

First Floor: **Bedroom**, 11ft. 3in. by 11ft. 3in. **Living Room**, 13ft. 5in. by 12ft. 3in. max.

Second Floor: **Bedroom**, 11ft. 4in. by 7ft. 9in. **Bathroom** with bath and lavatory basin. Separate W.C. **Kitchen**, 8ft. 5in. by 7ft., with sink.

THE COMPLETE FITTINGS AND EQUIPMENT

of a modern Cinema as installed, including a Crompton organ, Simplex projection and Western Electric sound apparatus, light and heat fixtures, seats, floor covering, sanitary fittings, fire appliances, office and restaurant furniture, catering equipment, etc. (as described in an inventory which can be inspected at the offices of the Vendor's Solicitors or the Auctioneers) **are included in the sale.**

The Two Lock-up Shops

situated on either side of the Cinema Foyer comprise:—

EAST SHOP (Chiltern School of Motoring), measuring 21ft. 3in. by maximum depth of 16ft. 6in., including partitioned off W.C., hand basin.

WEST SHOP (Chocolate Bocks), measuring 21ft. 3in. by 15ft. 9in., including W.C. and lavatory basin as before.

SCHEDULE OF TENANCIES

covered by leases and other documents, copies of which can be inspected either at the offices of the Vendor's Solicitors or of the Auctioneers.

<i>Property</i>	<i>Tenant</i>	<i>Lease</i>	<i>Term</i>	<i>Exclusive Annual Rent</i>
The Odeon Cinema and Contents	Odeon Associated Theatres Ltd.	Full repairing and insuring	35 years (less 2 days) from 22nd Sept., 1930	£ 3,000
<i>(SEE SPECIAL CONDITION NO. 12 WITH REGARD TO IMMEDIATE POSSESSION OF CINEMA, IF DESIRED)</i>				
The West Shop	F. G. Bennion, Esq.	Repairing	7 years from 25th March, 1955	200
The East Shop	Chiltern School of Motoring	Repairing	5 years from 24th June, 1959	240
Total				£3,440

Special Conditions of Sale

1. The property is sold subject to the following Conditions and to the Conditions known as the National Conditions of Sale Seventeenth Edition so far as the latter Conditions are not inconsistent with the following Conditions. A print of the said National Conditions of Sale may be inspected at the offices of the Auctioneers or of the Vendor's Solicitors at any time during working hours on the ten days preceding the sale.
2. Condition 13 of the said National Conditions of Sale shall not have effect.
3. The Vendor's Solicitors are Messrs. Ashurst, Morris, Crisp & Co. whose office is at 17 Throgmorton Avenue, London, E.C.2.
4. A deposit of ten per cent. of the purchase money shall be paid to the Auctioneers as Stakeholders.
5. The completion date shall be the 29th day of December 1961 when the balance of the purchase money shall be paid.
6. The Vendor sells as Beneficial Owner.
7. The Title shall commence as to part with a Conveyance on Sale dated the 2nd day of March 1923 and as to the remainder with a Conveyance on Sale dated 1st day of July 1929.
8. The property is sold subject to the reservation covenants stipulations and conditions and a declaration as to light and air contained in the said Conveyance dated the 2nd day of March 1923 and to a covenant contained in the said Conveyance dated the 1st day of July 1929 to erect and maintain a brick wall at the rear of the property and to contribute a rateable proportion of the cost incurred in maintaining the passageway referred to in Special Condition No. 11.
9. The property is also sold subject to but with the benefit of the Leases referred to in the Particulars of Sale and to two Deeds of Release and Covenant dated respectively the 21st day of June 1944 and 24th day of March 1947 relating to the lease of the cinema.
10. Copies of the reservation covenants stipulations conditions declaration Leases and Deeds of Release and Covenant referred to in Clauses 8 and 9 of the Special Conditions of Sale may be inspected at the offices of the Auctioneers or of the Vendor's Solicitors at any time during working hours on any working day preceding the sale and whether the Purchaser inspects the same or not the Purchaser shall be deemed to purchase with full knowledge of the contents thereof and shall raise no objection or requisition in respect thereof.
11. The property is also sold with the benefit of a right of way along the passageway running from Castle Street to the rear of the property marked AB on plan.
12. Negotiations have been concluded between the Lessees of the Cinema and the Vendors whereby the Vendors are to be granted an option to purchase the Lessees' interest in the Cinema at any time before the expiration of the Lease of the Cinema on payment of £10,000 the option to be exercised by six months' notice and to provide for vacant possession of the cinema being given to the Vendors. A copy of the Option Agreement will be made available for inspection as soon as it has been granted and the property will thereupon be sold subject to but with the benefit of such Agreement.
13. The plan of the property attached to the Particulars of Sale, though believed to be accurate, is not warranted. The plan is intended only to indicate the approximate situation of the property and does not purport to show the extent or boundaries of the property and shall not form part of the Contract whether for purposes of identification or otherwise.

Memorandum

I,
of
do hereby acknowledge that I have this day purchased the property described in the within Particulars for the
sum of £
and having paid to the Auctioneers, 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 accordance with the within Conditions of Sale.

As Witness my hand this day of 196 .

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

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

Abstract of Title to be sent to:—

HAMNETT, RAFFETY & CO.

Chartered Surveyors,
Valuers, Auctioneers
and Estate Agents.

30, HIGH STREET,
HIGH WYCOMBE.

(Tel: High Wycombe 2576/9).

C E N T R A L H I G H W Y C O M B E

The Auctioneers enclose herewith particulars of the extensive,
prominent and very valuable freehold
THE ODEON CINEMA and TWO SHOPS
Castle Street.

It is particularly desired to draw your attention to the fact
that this property adjoins the very valuable block of freehold
property THE RED LION HOTEL fronting High Street and including
TWO MULTIPLE SHOPS, of which particulars have already been
circulated.

Both the above properties will be offered by auction with
early vacant possession, on

FRIDAY, 17th NOVEMBER, 1961

at THE GUILDHALL, HIGH WYCOMBE, at 3 p.m.
(unless previously sold).

It should be noted that although the properties are
being offered separately they have an aggregate area
of over an acre and aggregate frontages of about 214 feet.

Further information and APPOINTMENTS TO VIEW (which are essential)
may be obtained through the Auctioneers, Hamnett, Raffety & Co.
(Tel: High Wycombe 2576/9).