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Leisure Property Specialists



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Junction

551 London Road, Wycombe Marsh,
Buckinghamshire HP11 1ET

New Letting Nil Premium

- Prominent Roadside Position
- Large open plan trading space
- Four bedroom accommodation
- Three outdoor trading spaces
- 12 car parking spaces

SOLE SELLING RIGHTS
REF: LA-821771

VIEWING

Strictly by appointment only through Fleurets London office on 020 7280 4700. Please note the Premises has now ceased trading.

LOCATION

The property is situated on the busy junction of London Road (A40) and Cock Lane in the town of High Wycombe in Buckinghamshire. London Road provides a main thoroughfare through the town, with a number of large retail stores situated roadside including B&Q and Curry's PC World, in addition to a number of roadside restaurants including Pizza Hut and KFC. High Wycombe is a densely populated town and is home to Buckinghamshire New University (less than 2 miles west). The property is accessed by road via the M40 (under 1 mile south) and by train via High Wycombe railway station (under 2 miles north-west).

DESCRIPTION

The property is a two storey brick fronted building, with sash windows and a clay tiled roof. The property is accessed via a central entrance located through a carpark, providing 12 car parking spaces. On the left hand side of the property there is a tarmac beer garden with smoking pergola and further raised grass area, in addition to garage space to the right hand side of the property.

TRADE

No trade is warranted or sold.

ACCOMMODATION

Ground Floor

Open plan trade area with timber topped bar servery attached to the back wall. The dining area is to the right hand side which links through to the main bar area. The rear outdoor trading space is accessed via this area.

Ladies toilet / baby change / disabled and two sets of Gentleman's toilets.

Decoration; exposed brickwork, painted walls, wooden floors, and working fire places.

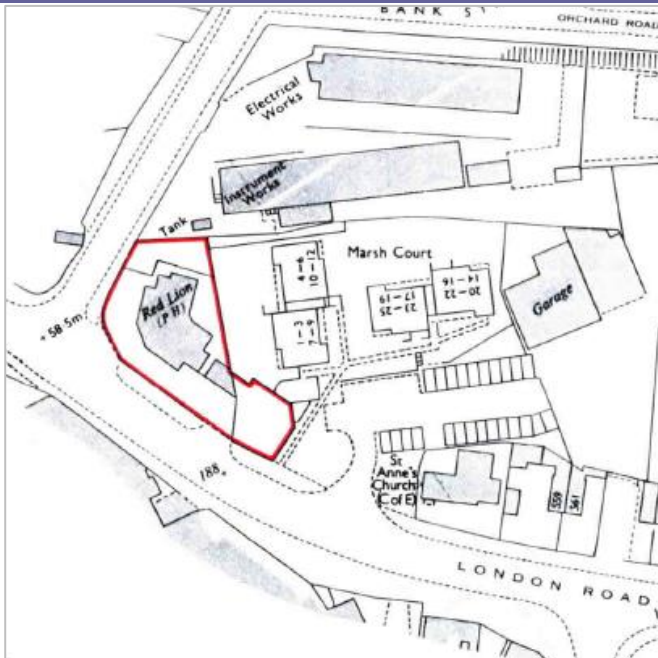
First Floor

Four double bedrooms, reception room, shower room with W.C, additional bathroom and separate W.C.

Basement

Cold room and three storage rooms with good head height.

SITE PLAN



Ordnance Survey © Crown Copyright (2018) All rights reserved.

Licence number 1000047722

TENURE

Leasehold: The premises are available by way of a Free of Tie lease of 20 years on full repairing and insuring terms. Rental offers invited in excess of £35,000 per annum exclusive of VAT, with rent reviews on a 5 yearly basis and annual RPI increases. A deposit will be required equivalent to three months rent including an amount equivalent to VAT.

LICENCE

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Sunday - Wednesday - 09:00am - 00:00am

Thursday - Saturday - 09:00am - 01:30am

BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Wycombe Council. The 2017 Rateable Value has been assessed at £10,000.

SERVICES

We are informed that the premises benefit from all mains services.

PLANNING

Please note this property is not a listed building and does not lie within a conservation area.

MINIMUM CAPITAL REQUIRED - £41,500

The Minimum Capital Required figure is an estimate of the cost of stock and glassware, stamp duty, 3 month rent deposit and the value of the trade inventory. We also include within this figure an allowance for legal fees, stock takers, and some additional working capital.

APPLICATION PROCEDURE

Applicants are requested to complete a Criterion Asset Management application form and provide a business plan, cash flow forecast and evidence of funding prior to interview. To obtain an application form, contact Fleurets London office on 020 7280 4700.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

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EPC

Energy Performance Certificate
Non-Domestic Building



551, London Road
HIGH WYCOMBE
HP11 1ET

Certificate Reference Number:
0970-0630-9729-8704-1002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

76 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 362
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 50.64

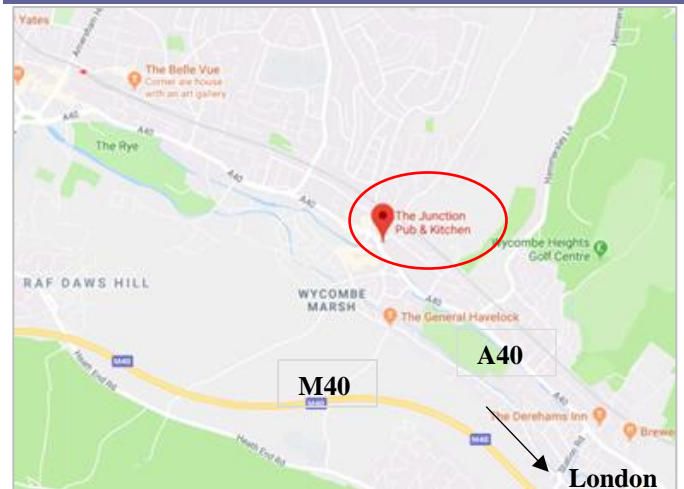
Benchmarks

Buildings similar to this one could have ratings as follows:
26 If newly built
42 If typical of the existing stock

FINANCE & INSURANCE

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

LOCATION MAP



Map Data ©2018 Google

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FURTHER INFORMATION

For further information please contact: Elysia Wilson-Gunn at our London office on 020 7280 4700 or email londonagency@fleurets.com.

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