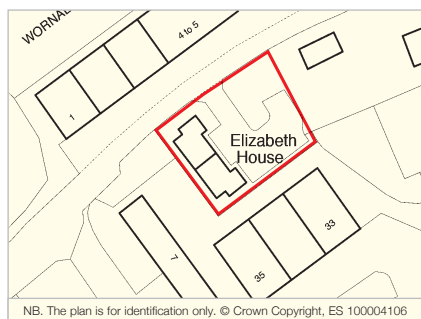


Worminghall Elizabeth House, Menmarsh Road, Buckinghamshire HP18 9PH

- **A Freehold Detached Office Building**
- GIA Extending to Approximately 306.5 sqm (3,300 sq ft)
- Occupying a Site extending to Approximately 0.112 Hectares (0.276 Acres)
- **Permitted Development approved for Conversion to provide Eight Self-Contained Flats**
- **Additional Planning Application submitted for Two Further Flats in the roof space (Decision Pending)**
- Subject to Two Commercial Leases each of which is contracted out of the Security of Tenure provisions of the Landlord & Tenant Act 1954
- Notice served on Tenants to provide Vacant Possession by 3rd November 2017

SIX WEEK COMPLETION AVAILABLE

**Total Current Rent
Reserved £17,300 per
annum**



To View

The property will be open for viewing on Thursday 23rd March between 3.00 – 3.30 p.m.

INVESTMENT – Freehold Building with Planning



Tenure

Freehold.

Location

The property is located off Menmarsh Road, close to its junction with Wornal Park. Local shops and amenities are available in nearby Ickford village, with further and more extensive facilities being accessible in Thame, High Wycombe and Aylesbury. The city of Oxford is also easily accessible approximately 12 miles to the west and the nearby M40 Motorway provides access to both Birmingham to the north and London to the south.

Description

The property comprises a detached office building arranged over ground and first floors beneath a pitched roof and occupying a broadly rectangular site extending to approximately 0.112 hectares (0.278 acres). The property extends (GIA) to approximately 306.5 sq m (3,300 sq ft) and benefits from 14 car parking spaces.

Tenancy

The property is subject to two commercial leases each for a term of 5 years from 1st September 2016 at a total current rent of £17,300 per annum. Notice to quit has been served on both tenants to vacate on 1st September 2017 and 3rd November 2017.

Accommodation

The property was not internally inspected or measured by Allsop. The following information was provided by the Vendor. We are informed that the property provides: Office Accommodation extending (GIA) to approximately 306.5 sq m (3,300 sq ft)

Site Area extending to Approximately 0.112 Hectares (0.276 Acres)

Planning

Local Planning Authority: Aylesbury Vale District Council.
Tel: 01296 585858.

The property has consent (Ref: 16/04164/COUOR) under permitted development rights for the 'conversion of B1 offices to eight self-contained flats'.

An additional planning application has been submitted for the 'erection of two further flats within the roof space'. A decision is pending. Plans and planning permission documents are available from the auctioneers upon request. Please email jimmy.bruce@allsop.co.uk
The property may afford further potential for development, subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.

