



### Tenure

Freehold.

### Location

High Wycombe, with a population of 72,000, is a major retail and office centre located on the River Wye on the southern side of the Chiltern Hills, 28 miles to the north-west of London.

Road communications are good as the M40 serves the town at Junction 4 giving excellent access to London, the Midlands and the national motorway networks.

The property is situated on the west side of Church Street immediately to the north of the junction of White Hart Street and Cornmarket and the eastern entrance into The Eden Shopping Centre.

Occupiers close by include Cancer Research UK, Toni & Guy Hairdressers, Millets, Cheltenham & Gloucester and Metro Bank.

### Description

The property is arranged on ground and one upper floor to provide a ground floor shop unit with residential accommodation on the first floor above.

The property provides the following accommodation and dimensions:

**Ground Floor Sales** 75.95 sq m (817 sq ft)  
**First Floor Flat comprising Three Rooms, Kitchen, Bathroom, WC**

### Tenancy

The entire property is at present let to SIGNET GROUP PLC for a term of 99 years from 9th February 1930 at a current rent of £450 per annum, exclusive of rates. The lease contains full repairing and insuring covenants.

### Tenant Information

No. of Branches: 522 (H Samuel and Ernest Jones).

Website Address: [www.signetjewellers.com](http://www.signetjewellers.com)  
[www.hsamuel.co.uk](http://www.hsamuel.co.uk)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

## High Wycombe

### 7 Church Street

### Buckinghamshire

### HP11 2DE

- **Freehold Ground Rent Investment**
- Ground rent secured on town centre shop and flat
- Let to Signet Group PLC (t/a H Samuel)
- Pedestrianised position
- Reversion 2029
- Current Rent Reserved  
**£450 pa**

**SIX WEEK COMPLETION AVAILABLE**

