

Holmer Green 1, 2, 3, 4, 5, 6, 11 & 12 Turners Place, Buckinghamshire HP15 6RN



Tenure

Freehold.

Location

The property is located on Turners Place which is situated to the south of Pond Approach. Local amenities are available on Turners Place itself, with more extensive facilities being accessible in High Wycombe town centre to the south. Nearby roads include the A413 and M40 Motorway to the north and south respectively. Rail services run from High Wycombe Station to the south-west. Alternatively, Amersham Underground (Metropolitan Line) and Rail Station provide direct access to Central London. The open spaces of Penn Wood are to the south-east.

Description

The property comprises four terrace buildings each arranged over ground and two upper floors. The buildings are internally arranged to provide a total of three shops and four self-contained maisonettes. In addition, there are five garages.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below. A comprehensive schedule of Tenancies is available for inspection in the legal pack.

Unit No.	Accommodation	Terms of Lease	Current Rent £ p.a.
1 & 3	Shop & Two Garages	Lease for a term of 21 years from 13th September 2013 (thus having approximately 18 years unexpired)	£15,092 p.a.
2	First & Second Floor Maisonette First Floor – Reception Room, Kitchen Second Floor – Three Bedrooms, WC, Bathroom with wash basin	Vacant	–
4	Maisonette	Lease for a term of 125 years from 13th September 2013 (thus having approximately 122 years unexpired)	£100 p.a.
5 & 6	Shop, Maisonette and Garage	Lease for a term of 21 years from 4th January 2013 (thus having approximately 18 years unexpired)	£13,000 p.a.
11 & 12	Shop, Maisonette and Garage	Lease for a term of 21 years from 30th July 2012 (thus having approximately 17 years unexpired)	£10,935 p.a.

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

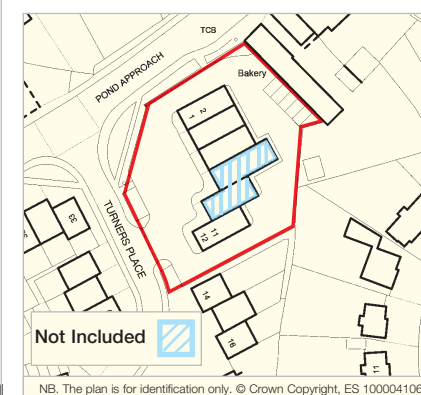
To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

- **Four Freehold Terrace Buildings Internally Arranged to Provide a Total of Three Shops and Four Self-Contained Maisonettes together with Five Garages**
- Three Shops, Three Maisonettes and Four Garages subject to Leases
- One Garage subject to Rights detailed within the Legal Pack
- **One Maisonette Vacant**
- To be offered Collectively as One Lot
- Total Current Rent Reserved
£39,127 per annum (equivalent) with One Maisonette Vacant

Paradigm

**BY ORDER OF PARADIGM
HOUSING GROUP**



To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 9.30 – 10.00 a.m.

These are open viewing times with no need to register. (Ref: UD).

**INVESTMENT/PART VACANT –
Freehold Buildings and Garages**