

Princes Risborough 9 & 9A High Street Buckinghamshire HP27 0AE

- **Freehold Bank and Residential Investment**
- Bank let to Nationwide Building Society on a new 5 year lease
- Includes separately let self-contained flat above
- Attractive market town
- No VAT applicable
- Total Current Rents Reserved
£16,328 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Princes Risborough is a popular commuter town located on the western side of the Chiltern Hills, 42 miles north-west of central London and 23 miles east of Oxford. The town, which serves a population of around 8,000, enjoys excellent communications, with rail services to London (Marylebone 40 minutes) and easy access to the M40 at Junction 4 (via A4010) and Junction 6 (A4009).

The property is situated on the south side of High Street, which runs north-west from Bell Street (A4010) to Duke Street.

Occupiers close by include NatWest, Costa, Domino's, Lloyds Pharmacy and a variety of local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor bank together with a separate self-contained flat above, which is accessed from a passageway to the side. There is a small yard that is included within the lease to Nationwide.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

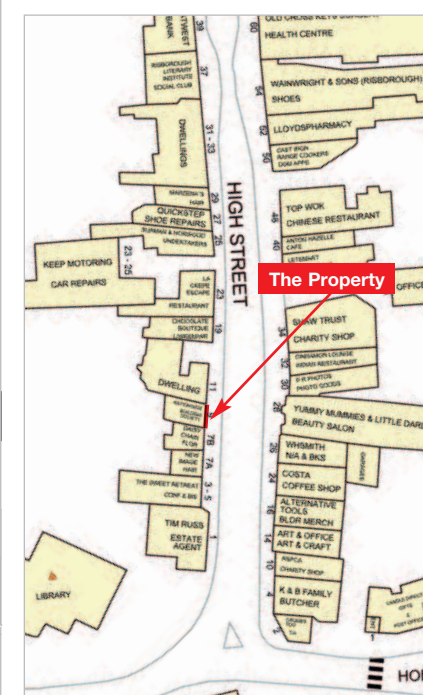
Energy Performance Certificate

No 9 EPC Rating 87 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
9	Nationwide Building Society	Gross Frontage 5.4 m (17' 9") Net Frontage 3.6 m (11' 11") Ground Floor (1) 53.3 sq m (574 sq ft)	5 years from 23.07.2016 Effectively FR & I	£9,500 p.a.	Reversion 2021
9A	Individual	First Floor – Bedroom/Living Room, Kitchen, Bathroom 30.1 sq m (324 sq ft)	1 year Assured Shorthold Tenancy from 22.12.2016	£6,828 p.a.	Reversion 2017

(1) Areas taken from VOA.

Total £16,328 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

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