



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, located in a Conservation Area, is situated on the west side of Duke Street, close to the junction with Market Square and High Street, in the heart of the town centre.

Occupiers close by include Boots, TSB, Tesco supermarket and Coral, as well as a number of other local occupiers.

Description

The property is arranged on ground and one upper floor to provide two ground floor retail units and two self-contained flats that are accessed from the front. One of the flats has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsoy.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day.

In the subject box of your email please enter **Lot 71 Princes Risborough**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
15B	Youssef Safi (Jewellers)	Ground Floor 16.7 sq m (180 sq ft)	6 years from 23.06.2013 Rent review in the 3rd year IR & I	£5,000 p.a.	Reversion 2019
15C	Ian Berry, Cindy Berry, Kathleen Blockley (Barbers)	Ground Floor 20 sq m (215 sq ft)	5 years from 04.03.2013 FR & I by way of service charge	£5,500 p.a.	Reversion 2018
15	Vacant	Ground Floor Flat (rear) – Two Rooms, Kitchen, Bathroom	–	–	–
15	Individuals	First and Second Floor Flat	99 years from 24.06.1983	£50 p.a.	Reversion 2082

NB. Flats not inspected by Allsop. Accommodation details provided by the Vendor.

Total £10,550 p.a.

Princes Risborough 15 Duke Street Buckinghamshire HP27 0AT

- **Attractive Freehold Shop and Residential Investment**
- Comprises two shops and two flats (one is sold off)
- Attractive market town
- Shop reversions from 2018
- No VAT applicable
- Total Current Rents Reserved
£10,550 pa
plus vacant flat

**SIX WEEK COMPLETION
AVAILABLE**



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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