

# FREEHOLD OPPORTUNITY 0.82 ACRES

of interest to Owner Occupiers/Developers/Investors - STPP

**Colliers**

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colliers.com/uk/industrial

## FOR SALE

### Chapel Lane, High Wycombe Bucks, HP12 4BJ

#### Key Points:

- Opportunity to acquire an 0.82-acre site
- Of interest to Owner Occupiers, Investors and Developers
- Significant power supply
- Prominently located in an established industrial area of High Wycombe
- Vacant factory/office/workshops of 29,625 sq ft (GIA) across 2 separate buildings
- Property offered with full vacant possession on a freehold basis
- Self-contained site with shared access road



#### Contact us:

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#### Joint agents:

**Duncan Bailey Kennedy** - 01494 450951

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## Industrial / Development Site

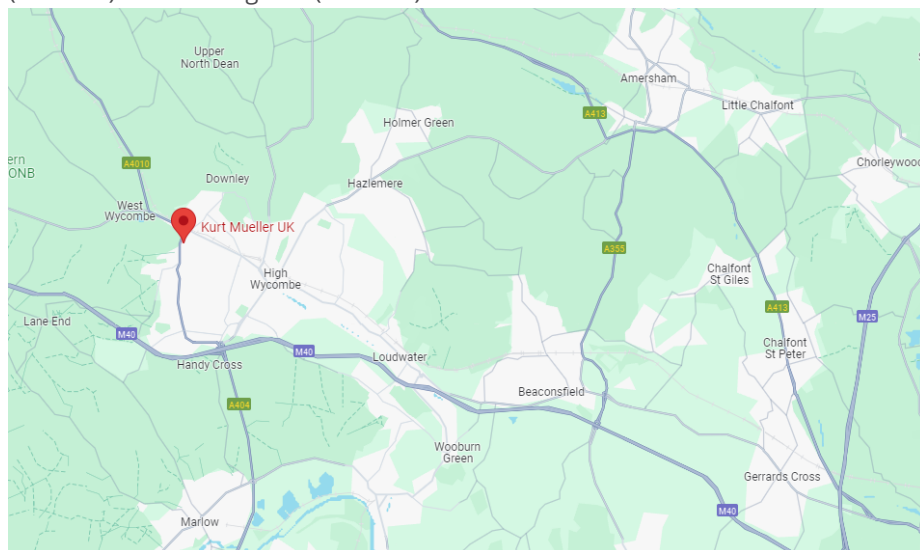
## Chapel Lane, High Wycombe

## Description

The site comprises a self contained 0.82-acre plot and is accessed via Chapel Lane. The premises is comprised of a 1950's workshop/factory with later additions to include first floor offices and a mixture of two-storey production units, engineering workshop and store. The floors are of concrete construction and access to the first floors are by both staircases and via a goods lift. Suitable for a variety of uses subject to planning.

## Location

The property is situated on the eastern side of the A4010 (Chapel Lane) in an established employment area approximately 2 miles to the west of High Wycombe town centre and 2.3 miles to the Handy Cross roundabout at Junction 4 of the M40 motorway, which links to the M25 (10.5 miles) to the south, and on to Central London (29 miles) to the south-west, whilst the M40 also provides access to Oxford (23 miles) and Birmingham (75 miles).



## Floor Areas

The Property has the following approximate Gross External Floor Areas:

ACCOMMODATION (GIA)		
	SQ FT	SQ M
FF Workshop	9,950	924.4
FF Offices	3,029.28	281.4
GF Production	11,747	1,091.3
Detached 2-storey workshop	4,457	414
Circulating plant	297	27.6
Ancillary building	145	13.47
<b>TOTAL</b>	<b>29,625.28</b>	<b>2,752</b>

## Price

**£1,395,000** – plus VAT (if applicable)

## Proposal

Offers are invited on an unconditional basis.

## Tenure

Available on a freehold basis with vacant possession. Title Number: BM423560

## EPC

Available upon request.

## Rateable Value

The rateable value for the premises with effect from 1st April 2023 is £134,000.

Interested parties are advised to make their own enquiries with the local council.

## VAT

All prices and other costs quoted exclusive of VAT.

## Contact

For further information and to arrange inspections please contact Colliers or our joint agents Duncan Bailey Kennedy.

Colliers

## Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. (Insert date) Colliers is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 95 Wigmore St, London, W1U 1FF. March 2024.

## ANTI MONEY LAUNDERING

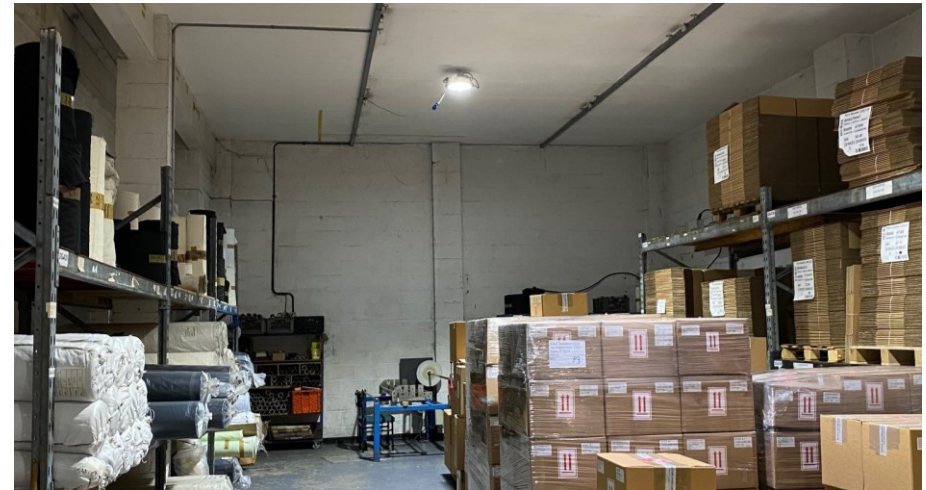
To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.



# Industrial / Development Site

## Photos



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