



Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

**NO VAT
APPLICABLE**

Preliminary Particulars

FREEHOLD FOR SALE

**Income Producing Commercial Business Yard
Total Site Area Approx. 1.75 Acres**

**R/O 22-24 CHAPEL ROAD
FLACKWELL HEATH
BUCKS HP10 9AB**



These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION - The business yard is situated on the southern side of Chapel Road, Flackwell Heath. The site area benefits from its own private access direct from Chapel Road itself and totals approx. 1.75 acres, to include the estate road.

Flackwell Heath is a village in the civil parish of Chepping Wycombe on the outskirts of the nearest major town being High Wycombe. There is ready access to Junction 3 of the M40 motorway, which gives ready access to the M25, London Heathrow Airport and the national motorway network generally. In addition, High Wycombe railway station on the Chiltern Line links with London Marylebone (journey time approximately 30 minutes).



ACCOMMODATION - The various units which are a mix of modern and older style workshop units provide the following accommodation:-

Block A

Modern unit capable of sub-division into 5 individual units - 196.30 sq.m

Block B

Older style timber built units - 94.94 sq.m

Block C

Associated 4 no. lock-up garages - 41.81 sq.m

Block D

Older style brick built units - 27.19 sq.m

Yardage available for open storage – part used currently for car sales.

SERVICES - Mains electricity and water is currently connected to the site via the vendor's residential premises, and all units are separately sub-metered. The utilities will need to be separated by the purchaser. The yard has its own cesspit.

CURRENT INCOME - Current income circa £153,000 per annum with potential to increase to circa £175,000 as double unit MOT trader is currently owner occupied and could therefore be leased at a full market rental.

TENURE - All units, save for part owner occupation, are let on informal licences.

PLANNING - The existing uses on site are permitted in planning terms by a Certificate of Lawful Use issued by Wycombe District Council on 15th October 2014 (copy available upon request).

GUIDE PRICE - £1,975,000 subject to contract.

VAT - The property is not registered for VAT purposes.

ENERGY PERFORMANCE CERTIFICATE – To be confirmed.

LEGAL COSTS - Each party to be responsible for their own legal costs in the transaction.

VIEWING - By appointment with the Joint Sole Agents:-

Duncan Bailey Kennedy

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SCHEDULE OF INCOME **R/O 22-24 CHAPEL ROAD, FLACKWELL HEATH, HP10 9AB**

Occupiers	Accommodation	Rents Payable per Calendar Month
Mechanics	5 units	£2,750 plus service charge (electricity, water, skip, etc.)
Used Car Sales	Office, Valeting Bay + Outside Parking Space	£3,000 plus service charge (electricity, water, skip, etc.)
Glaziers	Outside Parking Space only	£1,500
Glaziers	3 Units	£2,800 plus service charge (electricity, water, etc.) they have their own skip
Private Individual	Small Storage Unit for personal Storage	£200
Private Individual	Small Storage Unit for personal Storage	£200
Bike Recovery Co	1 Unit	£300
Bike Recovery Co	Lean to Timber Store next to MOT Bay	£800
Electrical Co	1 Unit for storage only	£200 - VACANT
MOT Bay	2 Units – currently occupied by vendor	Scope to achieve minimum of £1,000 pcm or run the business currently generating £5,000 pcm, with potential to increase to £10,000 pcm.
Owner occupied	1 Unit for storage	£150 - VACANT
Mobile Mechanic	Small area for outside parking only	£400

There is also a large unit which comprises 2 storage areas and is occupied by the vendor, but could be rented out at circa £2,000 pcm.



Site area approx. 1.75 acres, to include the estate road.