



BUILDING SURVEYS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTINGS  
LETTINGS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

## Commercial Property Consultants

Offices at High Wycombe and Marlow

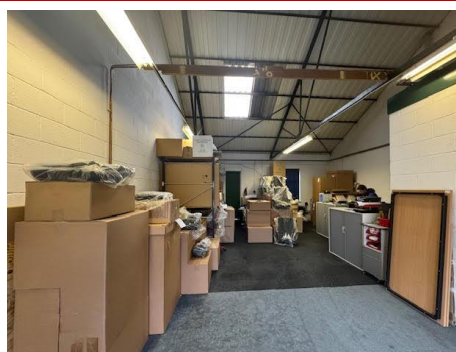
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PROPERTY PARTICULARS

### *Preliminary Particulars*

## SELF-CONTAINED BUSINESS UNIT / WAREHOUSE SUITABLE FOR A VARIETY OF USES (Subject to Planning)

## FREEHOLD FOR SALE



**935 sq.ft. (86.88 sq.m) Approximate Gross Internal Area**

**UNIT 4, MINISTRY WHARF, WYCOMBE ROAD,  
SAUNDERTON, HIGH WYCOMBE, BUCKS, HP14 4HX**

## LOCATION

Ministry Wharf is situated fronting Wycombe Road, Saunderton, approximately 5 miles west of High Wycombe, and 4 miles south of Princes Risborough.

## DESCRIPTION

Ministry Wharf comprises various industrial units with a central courtyard providing a range of buildings together with on-site car parking. The property benefits from loading doors, WC and two parking spaces.

## ACCOMMODATION (Approximate Gross Internal Area)

Ground Floor - 935 sq.ft. (86.88 sq.m)

## PRICE

£199,950 for the freehold interest (plus VAT).

## BUSINESS RATES

The Valuation Office website indicates a 2023 Rateable Value of £8,900. Rate in the £ for 23/24 is 49.9 pence.

## ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

## LEGAL COSTS

Each party to bear their own legal costs.

**VIEWING** - Strictly by appointment through Sole Agents:

**Duncan Bailey Kennedy**

**FAO: Adrian Dolan / Elliot Mackay / Liam Ash**

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