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PROPERTY PARTICULARS

FREEHOLD FOR SALE DETACHED OFFICE / WAREHOUSE BUILDING

18-20 Desborough Street
High Wycombe
Bucks
HP11 2LY



**WITH LAPSED PLANNING CONSENT FOR MIXED USED SCHEME TO CREATE
GROUND FLOOR COMMERCIAL SPACES AND RESIDENTIAL ABOVE**

LOCATION

Desborough Street runs parallel to the A40 West Wycombe Road, approximately 3/4 of a mile west of High Wycombe town centre and approximately 1.5 miles north of Junction 4 of the M40 at Handy Cross. The surrounding uses include industrial premises to the right hand side and residential accommodation on the left hand side. There is a small local area of play directly opposite.

DESCRIPTION

The premises comprise an L shaped two storey building currently used as warehousing and offices. There is vehicle access to the left hand side and under-croft access to the rear stores and parking for up to seven vehicles. There is additional forecourt parking to the front for up to six vehicles.

PLANNING DETAILS

Full planning was granted and has recently expired under reference 21/08386/FUL for the demolition of the existing commercial building and construction of a three storey building with a recessed top floor, comprising two commercial spaces at ground floor and nine residential flats above. The consent includes seven car parking spaces to the rear and two spaces to the front together with commercial parking to the front of the commercial space. Part of the parking area will be in an under-croft section and the consent includes a bin store and cycle store with the rear parking area accessed through automated gates. Details including conditions can be found at www.wycombe.gov.uk using reference number 21/08386/FUL.

ACCOMMODATION

The premises currently comprise the following accommodation measured on a gross internal area basis: -

Ground Floor:

Trade Counter/Offices	76.12 m2	819.41 sq. ft.
Stores	102.69 m2	1,105.42 sq. ft.
Rear Stores	43.64 m2	489.78 sq. ft.

First Floor:

Offices	92.76 m2	998.48 sq. ft.
Stores	196.58 m2	2,116.07 sq. ft.
Total:	511.81 m2	5,509.17 sq. ft.

SCHEDULE OF PROPOSED ACCOMMODATION FOR LAPSED PLANNING CONSENT

Drawings can be provided upon request. Measurements are based on architects estimates (GIA):-

Ground Floor:

Commercial 1	73.20 m2	788 sq. ft.
Commercial 2	70.80 m2	762 sq. ft.

First Floor:

Apartment 1 (2 bedroom)	74.2 m2	799 sq. ft.
Apartment 2 (2 bedroom)	61.6 m2	663 sq. ft.
Apartment 3 (1 bedroom)	51.5 m2	554 sq. ft.
Apartment 4 (studio)	50.3 m2	541 sq. ft.

Second Floor:

Apartment 5 (2 bedroom)	74.2 m2	799 sq. ft.
Apartment 6 (2 bedroom)	61.6 m2	663 sq. ft.
Apartment 7 (1 bedroom)	51.5 m2	554 sq. ft.
Apartment 8 (studio)	50.3 m2	541 sq. ft.

Third Floor:

Apartment 9 (3 bedroom)	95 m2	1,023 sq. ft.
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Total:	714 m2	7,688 sq. ft.
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We note from the planning statement which accompanied the planning application that the total gross internal area for the commercial, residential and communal areas is 884 m² / 9,515.37 sq. ft.

PRICE

Our clients seek £895,000 for their freehold interest, subject to contract. VAT is not applicable.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering it will be necessary for the successful bidder to provide company information, identification and proof of funds before the deal is completed.

BUSINESS RATES

The Valuation Office indicates a Rateable Value as of 1st April 2023 of £45,250. Rate in the £ for 24/25 is 49.9p

ENERGY PERFORMANCE RATING

E-102

VIEWING - Strictly by appointment with the Sole Agents Duncan Bailey Kennedy LLP:



Tom Good / Phillip Mawby
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EG Radius Leaderboards

SITE PLAN

