



## Fairway House

High Street, Great Missenden, HP16 0AN

### INVESTMENT/ DEVELOPMENT OPPORTUNITY

**2,162 sq ft**  
(200.86 sq m)

- DETACHED OFFICE BUILDING - FOR SALE
- Recessed Lighting
- Suspended ceilings
- Ample storage in loft space with lighting and velux windows.
- Kitchenette & WCs
- 6/7 On-site Car Spaces

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## Summary

Available Size	2,162 sq ft
Price	Price on application
Business Rates	GF RV £18,250 FF RV £15,000
VAT	Applicable. VAT is payable on the purchase price
Legal Fees	Each party to bear their own costs
EPC Rating	E

## Description

INVESTMENT/DEVELOPMENT OPPORTUNITY - Detached ground and first floor office building, arranged around a central courtyard and reception area. The office is structurally open plan and benefits from gas fired central heating, full height glazed partitioning, ample storage in loft space with lighting and Velux windows. Kitchen and WC facilities. On-site car parking. The ground floor accommodation of approximately 1,137 sq ft is let to Hub Marketing Ltd, on an internal repairing and insuring lease, expiring in August 2025 at a rental of £17,000 per annum. First floor accommodation approx 1025 sq ft. Based on net internal measurements as defined by the Royal Institution of Chartered Surveyors Code of Measuring Practice.

## Location

The property is located in the centre of Great Missenden village, set back from the High Street. Amersham and High Wycombe are approximately miles to the south-east and south-west respectively.

As well as retail and leisure facilities, the village itself has a main line railway station serving London Marylebone and Aylesbury to the north.

## Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

## Tenure

A portion of the property is freehold and the residue is held on a 400 year old lease which expires on 09.04.2041. The Lease doesn't actually exist, and so no details of the Landlord are known and no rental is paid.



## Viewing & Further Information



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