



## 82 Roberts Road

High Wycombe, HP13 6XD

### Redevelopment Opportunity (STP)

**1,056 sq ft**  
(98.11 sq m)

- Live / Work Potential (STP)
- Residential Development (STP)
- Site Area circa 0.1 Acres



# 82 Roberts Road, High Wycombe, HP13 6XD

## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 1,056 sq ft  |
| <b>Price</b>          | Offers in the region of £250,000   |
| <b>Rates Payable</b>  | £1,796.40 per annum<br>Based on April 2023 valuation. Small business rates relief may apply. |
| <b>Rateable Value</b> | £3,600   |
| <b>VAT</b>            | To be confirmed  |
| <b>Legal Fees</b>     | Each party to bear their own costs   |
| <b>EPC Rating</b>     | Upon Enquiry   |

## Description

The property is of brick construction over two storeys (previously light industrial use), with a further single storey extension to the south facing part of the building, which is also constructed of brick and has a low sloping metal sheet roof.

The property is accessed via a single track driveway - it is possible to park vehicles on the site however there is currently no defined spaces.

The total site coverage (including the access road), measures 4,298 sq ft (0.1 acre).

The property is in a dilapidated condition, the main building comprises of ground and first floor. The ground floor room is almost empty with a single sink in one corner, we were unable to access the 1st floor.

Historically there was a planning application permitted 13/05829/FUL for a live work unit comprising two bedrooms, kitchen/living room and a separate workspace/studio.

## Location

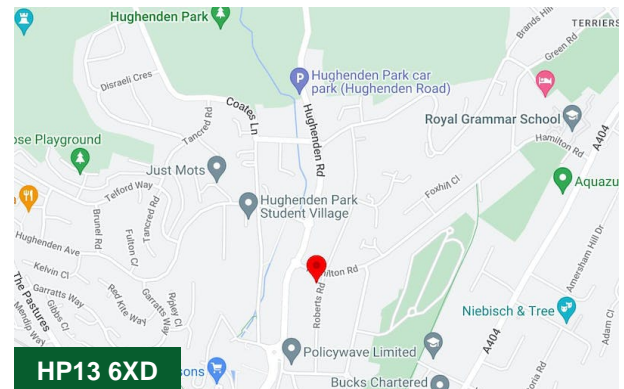
The property sits to the north of High Wycombe town centre, at the northern end of Roberts Road, where it is recessed from the road and accessed via a single track adjacent to 84 Roberts Road.

The property benefits from being within walking distance of the town centre which hosts a number of supermarkets and retailers. There are fantastic bus and rail links, with High Wycombe train station providing direct access to London Marylebone in 27 minutes. Motorway access is 2.5 miles to the south of the property, via the Handy Cross roundabout, where the M40 can be accessed at Junction 4.

## Accommodation

The accommodation comprises the following areas:

| Name                   | sq ft        | sq m         |
|------------------------|--------------|--------------|
| Ground - Main Building | 269          | 24.99        |
| 1st - Main Building    | 269          | 24.99        |
| Ground - Extension     | 191          | 17.74        |
| Building - Store       | 327          | 30.38        |
| <b>Total</b>           | <b>1,056</b> | <b>98.10</b> |



## Viewing & Further Information



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