



154 - 156 Desborough Road

High Wycombe, HP11 2QA

**FREEHOLD RETAIL
INVESTMENT**

1,284 sq ft
(119.29 sq m)

- 2 x Ground Floor retail units
- 1st Floor 2 bedroom residential flat
- Valuable Takeaway Use
- Town centre location
- Rear Access

154 - 156 Desborough Road, High Wycombe, HP11 2QA

Summary

Available Size	1,284 sq ft
Price	Offers in the region of £495,000.00
Rateable Value	£5,400 Each retail unit is assessed separately and should be liable for small business rates relief
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (44)

Description

Two ground floor retail units, with a separately accessed self-contained 1st floor flat above, forming part of a terrace of mixed-use retail properties.

The ground floor retail unit at 154 (t/a LA Koco Coffee) is let on a 5 year lease from October 2022 at a rent of £6,000 pa exclusive. Rent review and mutual break clause due in October 2025.

The 1st floor residential flat at 154a comprises a self-contained two double bedroom flat with separate reception room, bathroom and kitchen. It is currently let to a private individual on a periodic tenancy for £750 pcm.

The ground floor retail unit at 156 (t/a Burger Daddy) is a takeaway/hot food use and is let on a 5 year lease from 1st December 2018 at a rent of £15,500 pa exclusive. The tenant is in the process of renewing the lease for a further term of 6 years.

There are asset management opportunities available to the new owners.

Location

The property is located on the busy Desborough Road, a popular secondary retail location to the west of the town centre. Desborough Road comprises a large variety of independent retailers along with a few national retailers, making it a popular choice for those seeking premises.

It is within easy walking distance of Eden Shopping Centre, the main bus station and various new residential blocks that have been developed in the area over the past 12-24 months.

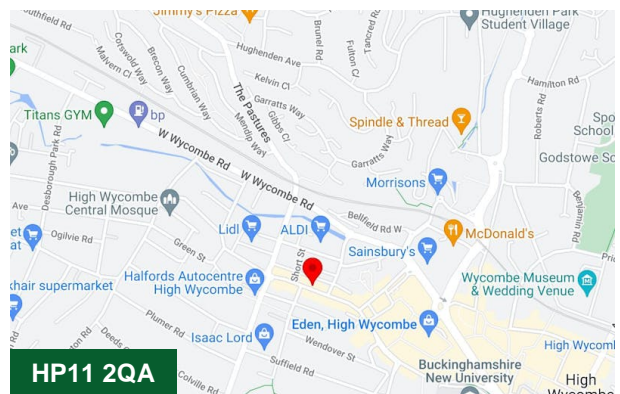
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - 154 (Retail Unit)	276	25.64
Ground - 156 (Retail Unit)	420	39.02
1st - 154a (Residential)	588	54.63
Total	1,284	119.29

Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Purchasers and proof of identity documents will be required.



Viewing & Further Information



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