



16/18 St. Johns Road

Penn, High Wycombe, HP10 8HW

**RESIDENTIAL
CONVERSION /
INVESTMENT
OPPORTUNITY**

3,296 sq ft
(306.21 sq m)

- Freehold Investment for sale, subject to the existing tenancy on No.18 (offices)
- Potential for full residential development (STP)
- Currently part office / part residential
- Separate 2-bed house with garden
- £40,000 pa income until November 2025
- £1,500 pcm residential income for house

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Summary

Available Size	3,296 sq ft
Price	Offers in excess of £1,250,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property comprises a two-storey detached property, with a single story rear extension, currently divided to form 2 separate properties - self-contained offices and a self-contained two-bedroom house with a garden. Car parking is available at the front of the property and along the side of the rear office section.

No 16 is arranged with a living room and modern kitchen on the ground floor, with 2 bedrooms and a bathroom on the first floor. Access is available via a loft hatch to a large roof space. A level rear garden provides a patio and lawn with a garden shed. No 18 is arranged as offices with a combination of two-storey at the front of the property and single story to the rear. The accommodation is laid out in a number of separate offices together with kitchen, toilet facilities and a large loft.

Location

The property is prominently located on St John's Road, Penn in an almost entirely residential setting. Penn is very attractive village and a highly sought after residential location, close to Beaconsfield (3 miles) and Amersham (5 miles). Penn has a range of local amenities, including several well know pubs and restaurants, as well as local retail outlets. High Wycombe town centre is 4 miles away and easy access is available to the A40 and M40. There are excellent rail services available from Beaconsfield and High Wycombe, with a fastest journey time to London Marylebone of under 25 minutes.

Tenancy

The offices are occupied at a current rent of £40,000 per annum exclusive. The lease has a mutual break in November 2025 with 6 months notice required by either party. A copy of the lease is available on request. The two-bedroom house is currently vacant and ready to let if required.

Planning

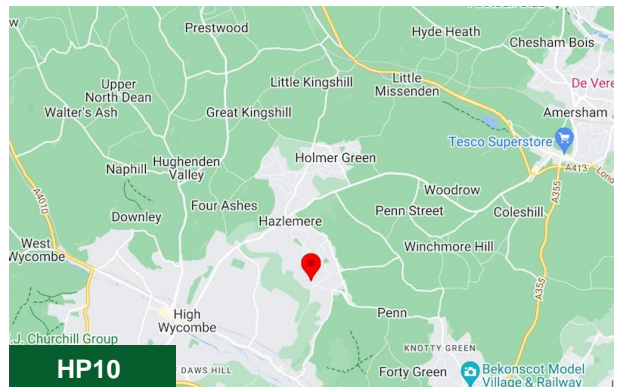
Prior approval has previously been obtained to convert No 18 to residential use, with a combination of one and two-bedroom apartments. The opportunity arises to undertake a comprehensive redevelopment of the site, subject to planning.

Offers

Offers are sought in excess of £1.25 million, on an unconditional basis ideally. Offer subject to planning will be considered. As mentioned, the opportunity arises to undertake a comprehensive redevelopment of the entire site, or selective extensions, or simple refurbishment. The opportunity also arises to maintain the current mix of uses and simply create an investment.

Anti-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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