

FREEHOLD GATEWAY TOWN CENTRE REDEVELOPMENT SITE WITH SHORT TERM INCOME FROM BUCKINGHAMSHIRE HEALTHCARE NHS TRUST

LEASEHOLD OFFERS WILL ALSO BE CONSIDERED



Queen Alexandra Road
High Wycombe, Bucks, HP11 2JX

1.1 Acres
(0.45 Hectares)

Red line for illustrative purposes only

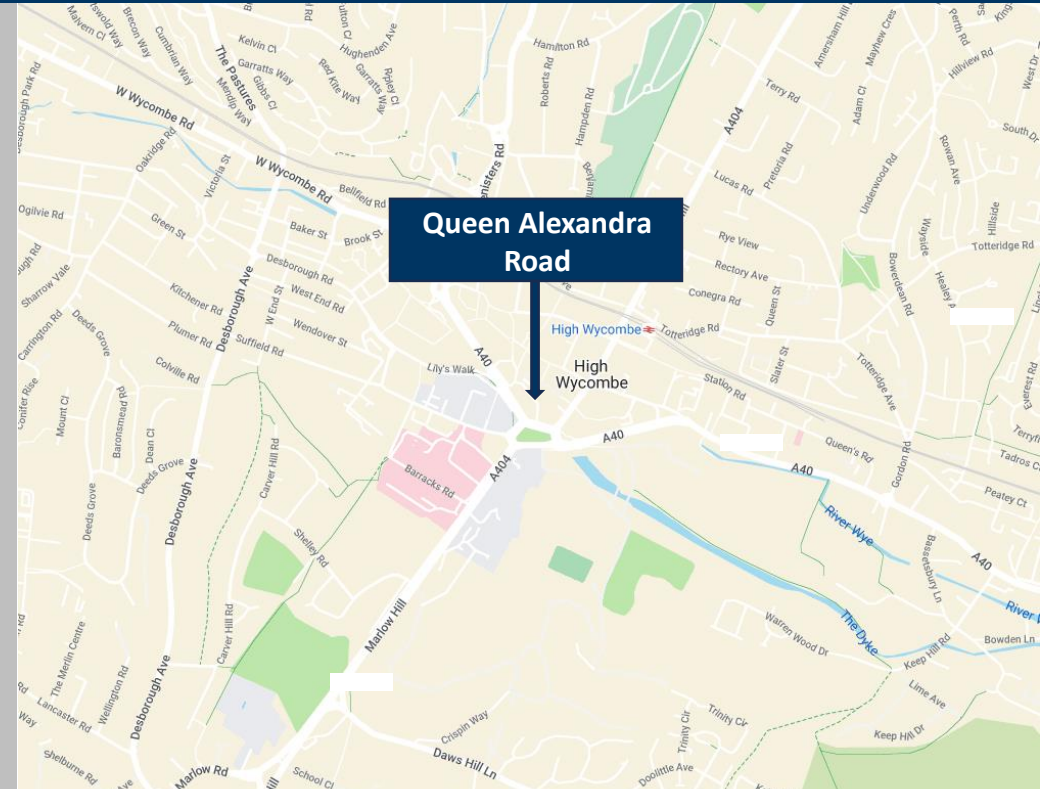
Queen Alexandra Road, High Wycombe, Bucks, HP11 2JX



Location

The property is very prominently situated at the bottom of Marlow Hill (A404), fronting on to the main roundabout at the intersection of Queen Alexandra Road, London Road (A40) and Amersham Hill (A404).

The location is approximately 1.1 miles from Junction 4, M40 via Marlow Hill, and c. 3 miles from Junction 3 accessed via the A40 London Road.

High Wycombe station is located about 500m away via Amersham Hill. The site is immediately adjacent to Wycombe Hospital and directly opposite the High Wycombe campus of Buckinghamshire New University, which has undergone significant redevelopment and expansion within the last few years.



	M40 – Junction 4	1.1 miles
	M40 – Junction 3	3.0 miles
	M25 – Junction 16	12.5 miles
	Heathrow Airport	20.0 miles
	High Wycombe (Services to Marylebone)	0.5 miles
	Maidenhead (Elizabeth Line)	10.0 miles

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The Property

The site presently comprises a level site, with vehicular access and egress from Queen Alexandra Road, and extending to approx. 1.1 acres as shown approximately on the OS plan edged red in these details.

The site at present comprises a single storey retail warehouse building extending to approx. 16,000 sq. ft, with some 110+ marked car parking spaces around the unit.

The building was refurbished and extended in the 1990's and was originally a bus depot which was converted to a DIY unit in the late 1970's. In 1994 a condition in the original consent restricting use as DIY was removed.

The unit was previously occupied by Staples / Office Outlet as a retail warehouse. As can be noted from the photographs, the heights of the surrounding buildings are significantly greater, offering potential for significantly greater massing on redevelopment of the site, subject to consents.



Freehold/Leasehold

Unconditional offers are sought for the Freehold interest. The existing lease (Outside the L&T Act) to the NHS paying £300,000 per annum exclusive, expires in November 2024. Rent on application.

Guide Price

£6.4 million (Six Million, Four Hundred thousand Pounds).

Business Rates

According to the Valuation Office Agency website, the rateable value of the property = £235,000.

Approximate business rates payable 2024/25 = £128,310 per annum.

All applicants are advised to make their own enquiries through the local billing authority.

VAT

We have been advised that VAT is applicable.

AML

In accordance with AML Regulations, any purchaser will be required to satisfy the vendor and their advisors on the source of funds used to acquire the asset.

Legal Costs

Each party to bear their own legal costs.

EPC

C (69)



Viewing

Strictly through prior arrangement with sole agents Vokins.



Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. July 2024.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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