

## Lot 5

# Scorpio Bar, 34 Crendon Street, High Wycombe, Bucks HP13 6LS

**GUIDE PRICE: £390,000**



## SUBSTANTIAL PUBLIC HOUSE WITH PLANNING PERMISSION FOR CONVERSION OF UPPERS TO 7 FLATS

This substantial centrally located Public House situated in the Town Centre & 50 metres from High Wycombe Railway Station. Benefits from planning permission granted under reference 12/05416/FUL, for the conversion/raising of Roof/Extensions to create 7 Flats on the Upper floors. 4 X 1 Bed, 2 X 2 Beds & 1 X 3 Bed, whilst retaining the Public House on the ground floor or change of use to a Retail Unit (Class A1) & 2 X Business Units (Class B1). The Public House is currently Let under a License Agreement at a rental of £30,000 per annum. Tenant in occupation since October 2011, trading as a music venue. Premise has the benefit of a Late License. We understand the sale of the property is subject to VAT.

### ACCOMMODATION

**Ground Floor** – Bar area, kitchen, 2 store rooms, male & female WC's

**Cellar** – Boiler room & beer cellar

**First Floor** – 4 bedrooms, bathroom, kitchen & studio flat

**Second Floor** – 4 bedrooms, bathroom & kitchen

**Parking** – 3 tandem car spaces

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

Wycombe District Council 01494 461 000

Rateable Value: £24,750

### VENDOR'S SOLICITORS

Nick Wyniack, Raj Pillai Solicitors,  
686–692 London Road, Hounslow,  
Middlesex, TW3 1PG  
020 8572 7245

### VIEWING TIMES

15/6, 21/6, 28/6 – all at 3pm

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN