

Lot 7

144 Wycombe Lane, Wooburn Green, High Wycombe HP10 0HH

GUIDE PRICE: £650,000*



FREEHOLD INVESTMENT PROPERTY ON SITE WITH STRONG DEVELOPMENT POTENTIAL

This attractive former public house premises is currently trading as an Indian restaurant and we understand is let on a full repairing and insuring lease from 30/10/2006 for a 15 year period at £36,000 pa. We understand that there is also a rent deposit in place and the site is being sold with the benefit of this ongoing income. The property fronts Wycombe Lane within half a mile of Wooburn Green village centre and has ample parking. The site is approximately 0.413 acres in size (1674 sq m) and offers exceptional potential for future development. The existing vendor has drawn up some indicative schemes and these are available for inspection at the offices at the Auctioneers. The property will be of interest to investment purchasers and developers.

ACCOMMODATION

Site area: approximately 0.413 acres in size (1674 sq m)

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Wycombe District Council 01494 461000

Rateable value: £15,500

VIEWING TIMES

At the courtesy of the tenants

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN