

PREVIOUS MOTORTRADE PREMISE FOR SALE

**BEST BIDS BY
MONDAY 18TH FEBRUARY 2019**



2,277 sq.ft. (211.53 sq.m)

1 Oakfield Road
Bourne End
Bucks
SL8 5QN

SUITABLE TO MOTORTRADE / ENGINEERING WORKSHOP

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The building is located within the centre of Bourne End, with all the local shops being within walking distance such as Costa Coffee, Co-Op & Tesco Express. Bourne End is connected to the M4 / M40 motorway network via the A404

Description

Single story industrial unit with double doors from Oakfield Road, 3 WC's and small office / staff room. The unit is in poor structural repair and as a result we do not expect it to be possible for prospective purchasers to borrow against the building.

Accommodation

	Sq. Ft.	M2
TOTAL	2,277	211.53

Approx. gross internal area (GIA)

Price

Offer sought in excess of £250,000 from cash purchasers only.

The property is sold with Vacant possession and is not subject to VAT.

Business Rates

The current rateable value is £8,500 per annum exclusive.

Occupiers maybe eligible for total business rates relief. We suggest the amount and amount payable are verified by contacting the ratings officer at Wycombe District Council directly on 01494 461000.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

All figures quoted are exclusive of VAT which will not apply to this transaction.

Amenities

- Town centre location
- Flexible uses (S.T.P.)
- FREEHOLD SALE

Energy Performance Rating

D(92)



Viewing and further information



David Pearce

david.pearce@kemptoncarr.co.uk

07921 820943



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021



PROPERTY CONSULTANTS