

VILLAGE CENTRE INVESTMENT OPPORTUNITY — **FOR SALE**



1,034Sq.Ft. (96.06sq.m.) approx G.I.A.

51 High Street

Chinnor

OXON

OX39 4DJ

**SITUATED WITHIN THE CENTRE OF THE VILLAGE SUITABLE FOR A
VARIETY OF COMMERCIAL USES (STP) - OR RESIDENTIAL
CONVERSION**

kemptoncarr.co.uk | High Wycombe Office 01494 341530



Location & Description

Village centre position situated near to various independent restaurant and retail offerings, a short walk from the village green / park and pavilion.

Chinnor is well located approximately 3.3 miles North East of J6 M40, providing access to London / Birmingham. Chinnor is approximately 4.4 miles South East of Princes Risborough Mainline railway station, providing services onto London Marylebone.

A detached period property, used as a bank for many years and more recently offices. With accommodation at basement, ground and first floor levels.

On street car parking can be found nearby.

The property has approved planning consent to turn it into 2 one bedroom flats, but would also suite a conversion to a detached 2 bedroom house. The property is also well suited for continued commercial use as offices, medical etc.

Accommodation

	Sq. Ft.	M2
Basement	151	14
Ground Floor	506	47
First Floor	377	35

*Approx gross internal area (GIA) *Measurements provided by client*

Price

Offers are sought in the region of £275,000 for the freehold.

The property is being sold with Vacant Possession.

Energy Performance Rating

EPC : D-76

Business Rates

The billing authority is Sough Oxfordshire Council.

Rateable value: £7,400

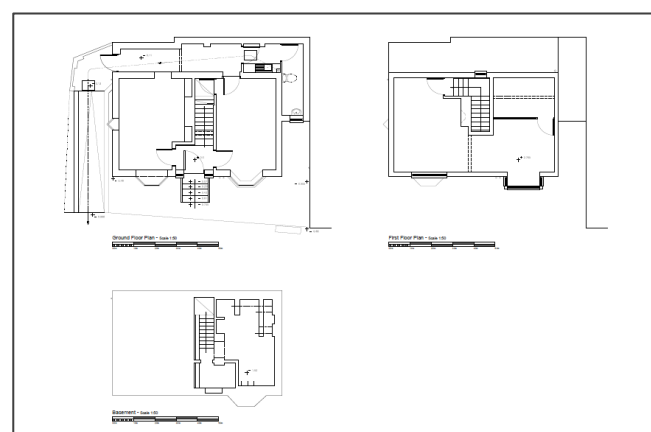
We have been verbally informed of the rateable value. We suggest this amount, and the amount payable, is verified directly by contacting the ratings officer at the Council.

It is likely that occupiers will be eligible for small business relief, if certain criteria is met.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is not elected to pay VAT.



Viewing and further information

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