

REF: 1736



APOLLO CENTRE | DESBOROUGH ROAD | HIGH WYCOMBE | HP11 2QW

USE CLASS E, DAY NURSERY OPPORTUNITY IN THE POPULAR LOCATION
OF HIGH WYCOMBE, BUCKINGHAMSHIRE

TO BE LET



**Bernard
Gordon &
Company**

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

OVERVIEW

Use Class E, day nursery opportunity in the popular location of High Wycombe, Buckinghamshire.

Prominent position, within easy reach of High Wycombe town centre.

Planned on the ground floor of a landmark building, extending to approx 2,368 sq.ft..

Private outside space for use as a children's play area and allocated parking for 3 cars.

Full refurbishment and brand new extension to the existing ground floor accommodation to be built.

To be left in shell and core condition, ready for occupiers fit out.

Offers for a new FR&I lease will be invited in the region of £50,000 per annum exclusive.

Subject to contract.



CONTACT THE TEAM ON:

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LOCATION

The property occupies a prominent corner plot with frontage on Desborough Road and Green Street, directly opposite the junction with Victoria Street. It benefits from close proximity to High Wycombe town centre, which offers a wide range of shops including Next, Waterstones, H&M, and River Island, as well as numerous cafés, restaurants, supermarkets, and other amenities. The popular Eden Shopping Centre is also conveniently nearby.

Situated just 30 miles from London, High Wycombe is a thriving market town nestled in the Chiltern Hills within the affluent county of Buckinghamshire. With a history spanning over a thousand years, the town blends historic charm with modern conveniences, featuring landmark buildings like the Guildhall and All Saints Church.

High Wycombe boasts excellent transport links. The A40 and M40 are both less than a mile away, providing convenient vehicular access. For rail travel, High Wycombe National Rail Station offers regular services to Central London, with journeys taking just 30 minutes via Chiltern Railway. Additionally, the town is well-served by an extensive network of bus routes.



THE PROPERTY

Currently a multi-let office building, with planning permission to extend the ground floor to provide a unique opportunity for a day nursery.

The available accommodation consists of part of the existing ground floor and proposed newly constructed extension, offering a total gross internal area of approximately 2,368 sq.ft. The premises will be provided in shell and core condition, allowing the new occupier to fit out the space to their specifications. The unit will be completely self-contained with parking and outside space suitable for a play area.

The main entrance is located on Desborough Road. The property will include a private, secure outdoor area for use as a children's play area, extending to around 1,200 sq.ft., with gated access to the car park.

The extension will be built once a tenant has signed an agreement for lease, with completion of the lease falling in line with completion of the extension. The unit will provide flexible accommodation benefiting from ample natural light and direct access to the outdoor space.

To the rear of the property, there will be a car park offering allocated parking for three cars. The car park is accessible via Desborough Road and will exit onto Green Street.



🎯 PLANNING

We are advised the ground floor has planning permission for use class E and is therefore deemed ideal for a number of uses including day nursery, medical, dental, health care, therapies, etc or other uses such as education/tuition, or training etc. Subject to planning.

Applicants are recommended to seek their own advice in relation to planning.

🎯 EPC

TBC.

🎯 RATING

TBC.

🎯 VAT

We are advised the property is elected for VAT.

🎯 RENT

New FR&I Lease available for a term to be agreed, rental offers invited in the region of £50,000 per annum exclusive, subject to contract.

🎯 COSTS

Each party to be responsible for their own legal and professional costs.

🎯 HOLDING DEPOSIT

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3,000. This deposit is not refundable except if the vendor/landlord withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.



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INSPECTIONS STRICTLY BY APPOINTMENT ONLY

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Ben Wallis / Ben Goldstone

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🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

FOR MORE INFORMATION CONTACT:



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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

December | 2024.

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