

FOR SALE



85 HIGH STREET
GREAT MISSENDEN
HP16 0AL

FREEHOLD MIXED USE COMMERCIAL INVESTMENT

- £395,000
- High Street Location
- No VAT
- Mixed use

LOCATION

Great Missenden is a picturesque and historic village nestled in the heart of the Chiltern Hills, Buckinghamshire. Great Missenden Railway Station offers direct rail services to London Marylebone in approximately 40 minutes, making it a highly desirable location for businesses seeking proximity to the capital while enjoying the charm of a countryside setting.

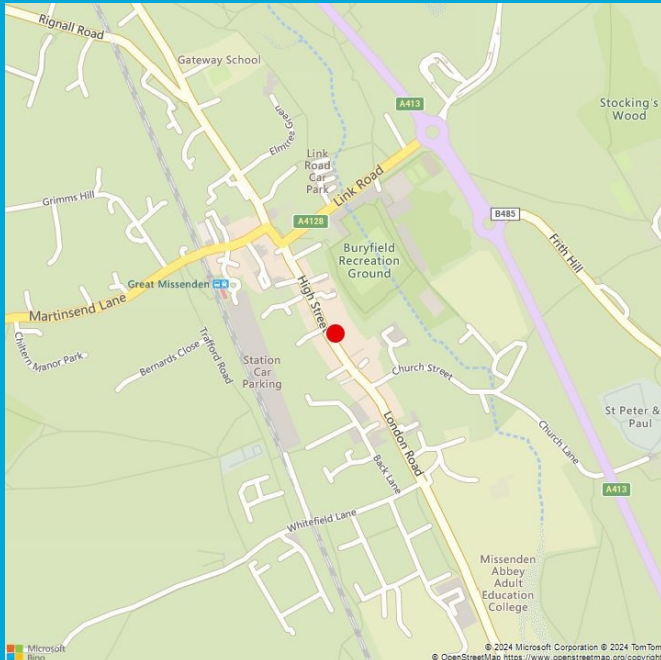
The subject property is located in a prime High Street position adjacent the famous Roald Dahl Museum within the Great Missenden conservation area.

DESCRIPTION

The property comprises a two storey terrace building located in the heart of Great Missenden.

The property consists of three separate units. A ground floor retail unit leased as a convenience store, a ground floor office used as an osteopath and a first floor flat.

Mixed use investment providing an income of £26,440 per annum.



ACCOMMODATION

Ground floor retail	632 Sq Ft	58.71 Sq M
Ground floor office	159 Sq Ft	14.77 Sq M
Flat	504 Sq Ft	46.82 Sq M

TENURE

Freehold subject to existing tenancies.

- Ground floor retail leased for £10,000 per annum on lease until November 2036

- Ground floor office leased for £4,440 per annum on a lease until May 2027

- First floor flat leased on an AST at a rent of £1,000 per month

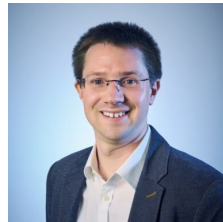
LEGAL COSTS

Each party to bear their own legal costs

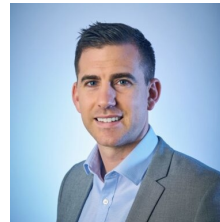
EPC

85 High Street - C
85a High Street - D
85b High Street - TBC

VIEWINGS



Chris Mockett
01494 677755
cm@jaggardmacland.co.uk



Steve Macdermott
01494 677755
srm@jaggardmacland.co.uk

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