



**DRAKE
& COMPANY**

PROPERTY CONSULTANTS

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FREEHOLD FOR SALE – FURTHER PRICE REDUCTION



THE SWAN

**7 ABBEY BARN ROAD
WYCOMBE MARSH
HIGH WYCOMBE
BUCKS
HP11 1RS**

**UNCONDITIONAL
OFFERS IN REGION OF
£200,000 + VAT**

- **FREEHOLD FOR SALE**
- **GRADE II LISTED CHARACTER PROPERTY**
- **POTENTIAL FOR ALTERNATIVE USES (subject to planning)**
- **CLOSING DATE FOR OFFERS TUESDAY, 22 JUNE 2010**

LOCATION

High Wycombe has good road and rail links with central London and can be accessed from M40, A40 and A404. High Wycombe has a population of 92,300, making it the largest town in the county of Buckinghamshire.

The property occupies a roadside location, just off London road (A40), adjacent to a Plant Hire shop in a mixed use (primarily residential) area.

PROPERTY

The two storey detached property is brick built under a pitched tiled roof. There is a small outside trading area (part decked) to the rear as well as a small yard/ parking for a single vehicle. The property provides the following accommodation:-

Ground Floor

Open plan bar area
Trade kitchen
Beer Cellar
WC's

First Floor

Private accommodation comprising three bedrooms, lounge and bathroom

From our inspection, and Promap, we estimate that the site and property provide the following approximate areas:-

| | | |
|------------------------|-------------------|--------------------------|
| Site Area | 0.09 acre | 376 m ² |
| Ground Floor Sales | 1383 sq ft | 129 m ² |
| Ground Floor Ancillary | 629 sq ft | 58 m ² |
| First Floor | 891 sq ft | 83 m ² |
| TOTAL AREA | 2903 sq ft | 270 m² |

RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

- Rateable value: £12,000
- Rates payable 2010/11: £ 4,968

Interested parties are advised to verify these figures with Wycombe District Council on 01494 461000.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction

PRICE

We are instructed to invite unconditional offers in the region of £200,000 for the purchase of the freehold interest with vacant possession. Our clients will also consider conditional offers.

VAT will be payable in addition at the prevailing rate.

VIEWING

For further information or an appointment to view please contact Warren Drake of sole agents Drake & Company on 020 7495 7500 or warren@drakeproperty.co.uk

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The purchaser will be offered the opportunity to

Misrepresentation Act 1967.

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or

otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

- (3) The Vendor does not make or give and neither Drake & Company nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

