

FREEHOLD INDUSTRIAL / OFFICE INVESTMENT

Lansdales House, Lansdales Road, High Wycombe, HP11 2PB

Investment Summary:

- Two storey industrial/office unit with parking for 3 vehicles
- Suitable for a variety of uses, subject to planning
- 50% let, with first floor vacant and ground floor occupied on flexible lease terms (details enclosed)
- Offers invited in the region of £275,000 for the freehold interest

Location

Conveniently tucked on a service road to Desborough Road, with immediate access the A40 and town centre.

Description

Two-storey building with the ground floor used as an upholstery business with the upper parts arranged for B1 use.



Separate access for first floor is granted via external staircase on front elevation.

Approximate floor areas

- Ground Floor: 1,116 sqft
- First Floor: 1,116 sqft
- Total: **2,232 sqft GIA**

Important notice

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Tel: 01494 677755

FREEHOLD INDUSTRIAL / OFFICE INVESTMENT



VAT

The property has not been opted for VAT.

Energy Performance Certificates

A copy of the certificate is appended to these particulars; the rating is 113/E.

Tenure

The freehold interest is available subject to the following:

First floor – Vacant

Ground floor:

- 3-year term from 4th April 2020
- Landlord rolling break subject to 3-month notice
- Passing rent at £9,600pa payable monthly
- Outside provisions 24-28 of the 1954 Landlord and Tenant Act.
- Tenant – Upholstery business
- Insurance – Landlord insures the property, tenant reimburses premium.



Proposal

We are instructed to invite offers in the region of £275,000 for the freehold interest subject to the existing lease.

For further information or an appointment to view, please contact Luke Warner on 07896 555844 or at lmw@jaggardmacland.co.uk.

Important notice

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Tel: 01494 677755

Jaggard Macland LLP
McBride House
32 Penn Road
Beaconsfield
Bucks
HP9 2FY

01494 677755
info@jaggardmacland.co.uk
www.jaggardmacland.co.uk



FREEHOLD INDUSTRIAL / OFFICE INVESTMENT



Important notice

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Tel: 01494 677755

Jaggard Macland LLP
McBride House
32 Penn Road
Beaconsfield
Bucks
HP9 2FY

01494 677755
info@jaggardmacland.co.uk
www.jaggardmacland.co.uk



FREEHOLD INDUSTRIAL / OFFICE INVESTMENT



Energy performance certificate (EPC)

Lansdales House Lansdales Road HIGH WYCOMBE HP11 2PB		Energy rating E
Valid until 13 February 2028	Certificate number 0990-6905-0368-3180-6040	

Property type

B1 Offices and Workshop businesses

Total floor area

199 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf)
(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is E.

Important notice

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Tel: 01494 677755

Jaggard Macland LLP
McBride House
32 Penn Road
Beaconsfield
Bucks
HP9 2FY

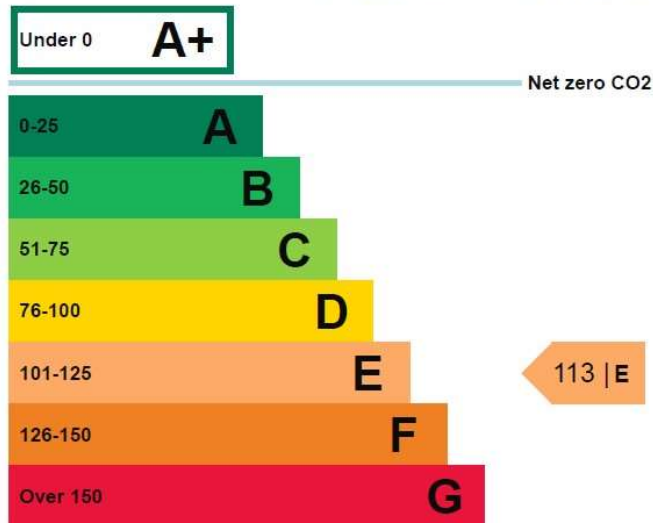
01494 677755
info@jaggardmacland.co.uk
www.jaggardmacland.co.uk



FREEHOLD INDUSTRIAL / OFFICE INVESTMENT



Energy performance certificate (EPC) - Find an energy certificate - GOV.UK



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 | B

If typical of the existing stock

79 | D

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Important notice

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Tel: 01494 677755

Jaggard Macland LLP
McBride House
32 Penn Road
Beaconsfield
Bucks
HP9 2FY

01494 677755
info@jaggardmacland.co.uk
www.jaggardmacland.co.uk

