

**Lot 44, Block E Commercial Space, Lily's Walk, Desborough Road, High Wycombe,  
Buckinghamshire HP11 2FZ**

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Commercial Unit within Attractive New Development

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Commercial Unit within Attractive New Development

- Newly Constructed Ground Floor Commercial Unit with potential for a Variety of Uses
- Fronting Major New Residential and Retail Development
- Affluent London Commuter Town
- Busy Town Centre Location
- Immediate Asset Management Opportunities
- Of interest to owner occupiers

#### Lot

44

#### Auction

21st September 2023

#### Vacant Possession

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

On Behalf of a Major Developer

### Location

#### Miles

10 miles west of Beaconsfield, 13 miles north-east of Henley-on-Thames, 28 miles south-west of Hemel Hempstead

#### Roads

A40, A404, M40, M4, M25

#### Rail

High Wycombe Mainline Railway Station (London Marylebone in 29mins)

#### Air

London Heathrow Airport, London Gatwick Airport, London Luton Airport

### Situation

High Wycombe is an affluent London commuter town in the heart of the Chilterns. The property is situated in Centre Square, a recently developed residential and retail scheme in the heart of High Wycombe, opposite the Eden Shopping Centre benefitting from approx. 270,000 weekly visitors. The scheme provides 324 new apartments and 6 commercial units providing a direct link between High Wycombe town centre and Buckinghamshire New University as well as Wycombe Hospital.

### Tenure

Virtual Freehold. Held for a term of 999 years from 01/01/2018 at a peppercorn ground rent.

### Description

The property comprises part of the ground floor of a recently developed attractive and modern residential scheme. The unit is finished to a shell specification with capped services and suitable for a range of business uses including office, retail, storage, leisure and medical subject to the necessary consents.

### VAT

VAT is applicable to this lot.

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**Tenancy & Accommodation**

Floor	Use	Approx Gross Internal Floor Area sq m	Approx Gross Internal Floor Area sq ft	Possession
Ground	Use E	357.20	(3,845)	VACANT POSSESSION
<b>Total Approximate Gross Internal Floor Area</b>		<b>357.20</b>	<b>(3,845)</b>	

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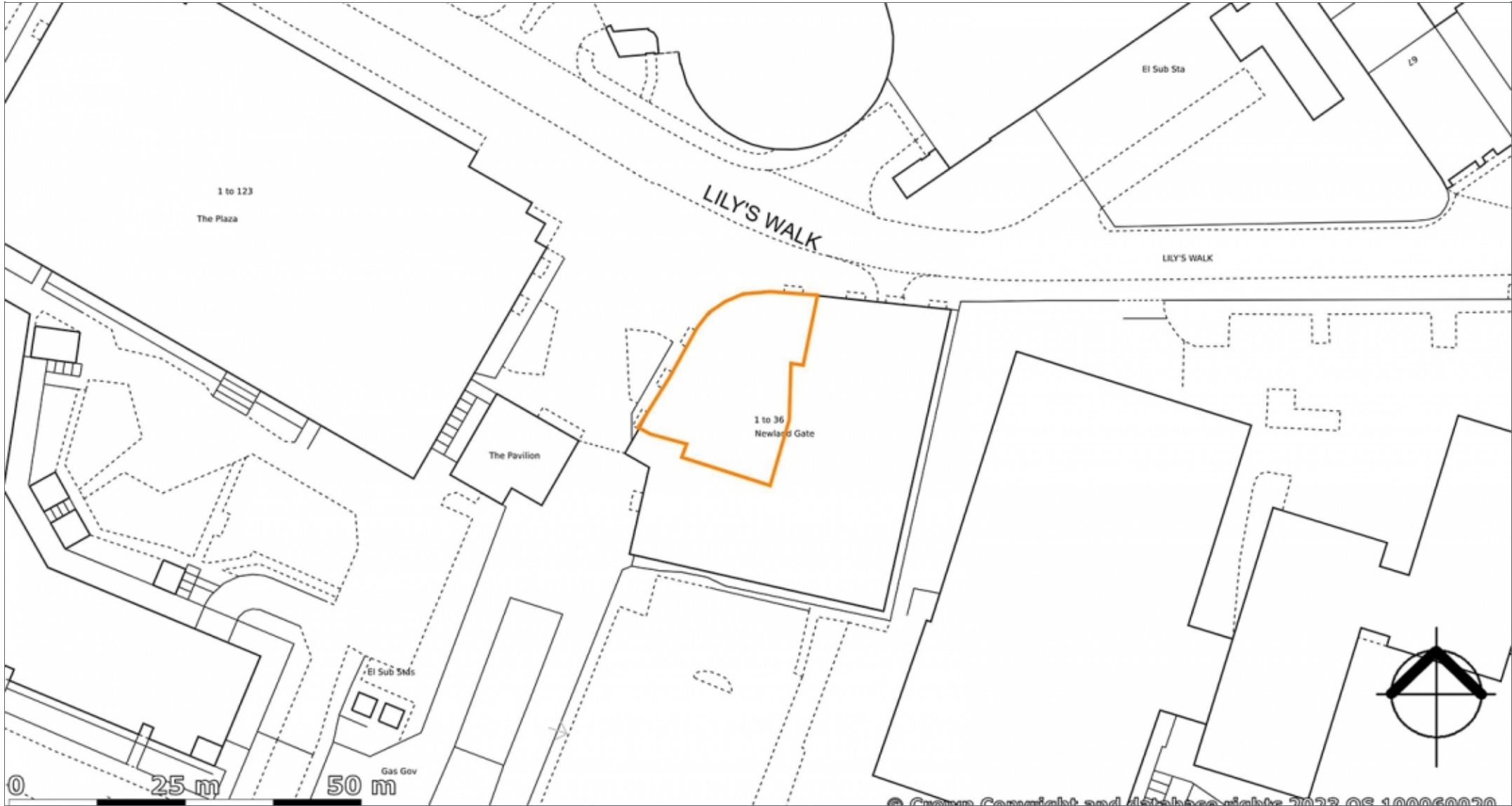


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## Contacts

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