



6 Grafton Street
High Wycombe, HP12 3AJ

**TWO STOREY
WORKSHOP /
OFFICE BUILDING**

3,646 sq ft
(338.72 sq m)

- Ground floor workshop with concrete floor, solid ceiling, strip lights, 3 phase electrics
- Refurbished including new wiring, plumbing, WC facilities, new gas central heating system and supply
- First floor offices with new carpeting
- Bifold doors on front and side elevation, new UPVC windows
- 8 Parking spaces to front of property

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Summary

Available Size	3,646 sq ft
Price	Offers in excess of £600,000
Rates Payable	£14,845.25 per annum 2023
Rateable Value	£29,750
VAT	Not applicable. VAT is not payable on the purchase price
Legal Fees	Each party to bear their own costs
EPC Rating	E (106)

Description

The property comprises a refurbished two storey semi detached property offering ground floor workshop space with offices on the first floor with an attractive pitched roof. Internally the property has been updated with new wiring, plumbing, new tea point, toilets (including a disabled WC on the ground floor) carpeting to the first floor and new Vaillant combi boiler providing gas central heating (with a new gas supply).

The ground floor workshop includes a concrete floor, solid ceiling, strip lights, radiators and 3 phase. There is a small CNC workshop which is currently separate from the main workshop but this could be opened up. Externally, new double glazed UPVC windows have been fitted and large bifold doors have been installed replacing the previous roller shutter doors on the front and side elevation. There are 8 parking spaces to the front of the property.

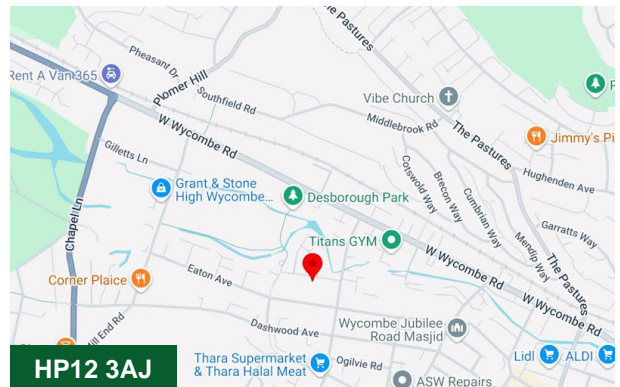
Location

The property is located on Grafton Street, off Desborough Park Road to the west of High Wycombe town centre. Access to the property is via the A40 West Wycombe Road, the main link between Aylesbury and High Wycombe.

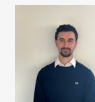
High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region.

Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.



Viewing & Further Information



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