

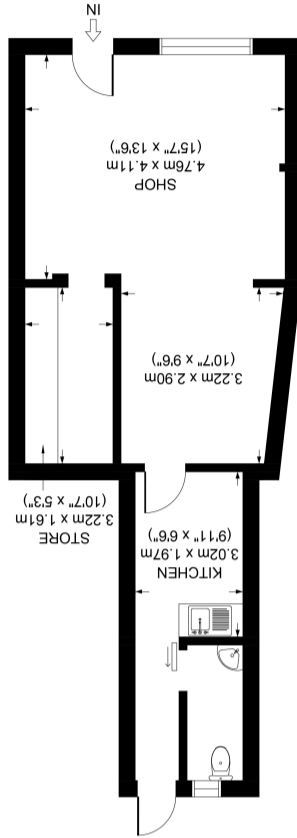
These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give nor do Messrs John Nash & Co. nor does any Partner or Employee of Messrs John Nash & Co. have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agents supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these Particulars.

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

JOHN NASH & CO.

APPROX. GROSS INTERNAL FLOOR AREA 499 SQ FT / 46 SQ M
76A HIGH STREET, GREAT MISSENDEN, HP16 0AN

GROSS INTERNAL
FLOOR AREA 499 SQ FT



76a High Street | Great Missenden | Buckinghamshire | HP16 0AN

P.O.A.

JOHN NASH & CO.

OFFERS INVITED FOR THE LEASEHOLD INTEREST | Ground Floor Shop/Office |
Approx. 500 sqft (46 sqm) | Period Features



Situated in the High Street of this popular village, within easy walking distance of the main line station serving London Marylebone by Chiltern Railways in approximately 45 minutes. This historic High Street has a variety of shops, period inns and houses and serves a wide rural area. The High Street is set in a Conservation Area. Great Missenden is approximately four miles from Amersham And has good road links to the M.25 and M.40. Motorways at Chorleywood and High Wycombe respectively.



The property comprises a ground floor shop/office of approximately 500 square feet (46 square metres), with period features including beamed walls and ceilings, brick floor. Hot water is provided by an electric heater in the kitchen area also providing hot water to the basin in the cloakroom.

Lease and Charges

The property is held on a 125 year lease dating from the 29th September 1972, at a current ground rent of £60 per annum.

Offers are Invited for the Leasehold Interest

To be Viewed by Appointment with the Sole Agents

