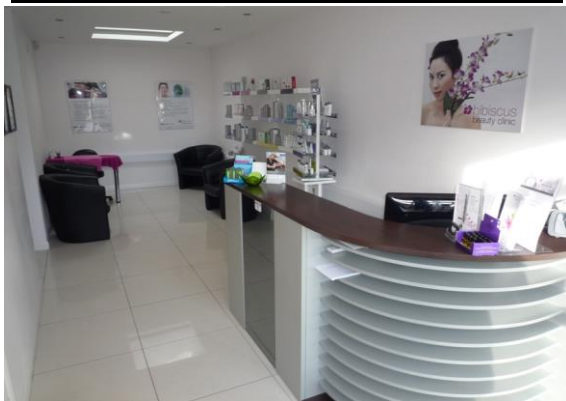




Wexham Street Stoke Poges Bucks SL3 6NT

FOR SALE

A freehold semi detached cottage and modern purpose built detached commercial building to the the rear.



The recently refurbished cottage may be available vacant or subject to an assured shorthold tenancy. The commercial premises was designed and built by the current owner and previously operated as a specialist beauty & laser procedure centre as well as dermatological treatments.

(historic photos from when occupied)

ACCOMMODATION:

The cottage has been recently refurbished including a new fitted kitchen, new bathroom suite, replastering in parts, new quality front door, redecoration and other improvement works.

The cottage comprises:

Through lounge/diner
Kitchen
Ground floor bathroom
Two bedrooms

The commercial premises comprises

Reception/waiting area as photographed.
Main treatment room with en suite shower room.
4 further treatment rooms
Kitchen
Disabled toilet facility

Floor area 105 sq m (1130 sq ft) (from historic plans)

EPC:

Asset ratings:
House C 73
Commercial E 41

PLANNING:

A full planning history can be viewed via the South Bucks Planning portal

<http://sbdc-pa.southbucks.gov.uk/online-applications/>

Two of the relevant planning application files are: **07/02360/ful & 08/00728/ful**

BUSINESS RATES

Commercial premises Rateable Value (April 2017) £8200

If occupiers qualify for small business relief they may receive a full discount/exemption.

All enquiries via South Bucks Council 01895 837540

TERMS

Available collectively on a freehold basis. Price guide is £675,000 exclusive.

V.A.T.

Unless otherwise stated terms are exclusive of V.A.T. where payable.

VIEWING

Further details and arrangements to view are strictly by appointment via Focus Commercial, please telephone Kevin Nee on 01753 770124. Email: kevin.nee@focuscommercial.com.

LIMITATIONS

Measurements are for guide purposes only and are offered for the purpose of assisting any prospective purchaser in deciding whether to visit the property. Buyers are recommended to take their own measurements and investigate planning consents. Measurements are taken from historic planning documents.