

# Freehold Town Centre Restaurant and Residential Investment For Sale 17 High Street High Wycombe Buckinghamshire HP11 2BE



t 01923 230414

One Wellstones Watford Hertfordshire WD17 2AE

e admin@warrantgroup.net

www.warrantgroup.net



## Investment Summary

- Town Centre Restaurant let to Turkuaz Wycombe Limited T/A The Olive Tree High Wycombe
- 5No. residential flats let on Assured Shorthold Tenancies.
- The property is currently producing an income of £113,700 per annum exclusive.
- Net Initial Yield of 6.25% assuming normal purchaser's costs



## Location

Located in the County of Buckinghamshire with a population of 120,256 persons. High Wycombe is a major retail and office centre located on the River Wye on the southern side of the Chiltern Hills, some 20 miles north west of London, 25 miles south-east of Oxford, 15 miles north-east of Reading and 12 miles south of Aylesbury. High Wycombe lies by Junction 4 of the M40 Motorway, which provides direct access into London via the A40 and easy access to the north via the M1 Motorway. In addition, there are fast and efficient train services to London Marylebone and Birmingham Snow Hill via the Chiltern Turbo.

## Situation

The property is situated in the main High Street immediately adjoining **BARCLAYS** and being close to all the main retailers including **ARGOS, W H SMITH, SANTANDER, MCDONALD'S, CORAL, NATWEST, NATIONWIDE, HALIFAX**, etc.



## Description

The property comprises a four storey mid terrace building arranged as ground floor restaurant with ancillary basement and first floor accommodation with five self-contained flats above. Access to the rear of the property is via a service road leading from Corporation Street.

## Town Planning

The property is Grade II Listed and is located within the Town Centre Conservation Area being an area designated as secondary shopping frontage.

Planning Permission and Listed Building Consent was granted for a Change of Use to Class A3 Restaurant in respect of the ground, basement and rear first floor on 17th February 1999 and for the conversion of the first/second floor offices to three self-contained flats on 23rd November 2000.

Planning Permission and Listed Building Consent was granted on the 7th June 2021 to convert the first floor rear storage accommodation into two self-contained flats each comprising 2 rooms, kitchen and bathroom/wc.



Accommodation

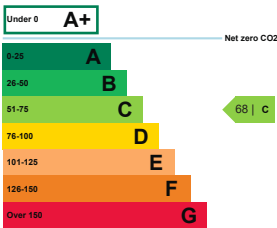
The Ground Floor Restaurant comprises the ground floor, basement and outside courtyard to the rear. The approximate areas of the restaurant premises are as follows: -

|                  |              |                       |               |                      |
|------------------|--------------|-----------------------|---------------|----------------------|
| Ground Floor     | 2,928        | ft <sup>2</sup>       | 272.06        | m <sup>2</sup>       |
| Basement         | 584          | ft <sup>2</sup>       | 54.30         | m <sup>2</sup>       |
| Courtyard Garden | 628          | ft <sup>2</sup>       | 58.42         | m <sup>2</sup>       |
| <b>TOTAL</b>     | <b>4,139</b> | <b>ft<sup>2</sup></b> | <b>384.78</b> | <b>m<sup>2</sup></b> |

Each of the 5No. flats comprise two room kitchen/bathroom/wc and have recently been refurbished to a high standard. Three flats are approached via an ornate self-contained staircase from the front of the property and two flats from the rear off Corporation Road.

Energy Performance Certificate

The Restaurant has an Energy Performance Certificate (EPC) with an Energy Performance Rating of C:68.



The residential flats have Energy Performance Certificates (EPC's) with Energy Performance Ratings as follows: -

|                               |      |
|-------------------------------|------|
| Flat 1, 17 High Street        | E:52 |
| Flat 2, 17 High Street        | E:47 |
| Flat 3, 17 High Street        | E:54 |
| Flat 1, 6a Corporation Street | C:80 |
| Flat 2, 6a Corporation Street | C:76 |

Copies of the EPC's for the property can be provided upon request.

Licensing

A Premises Licence for the property permits the following activities:

Opening Hours: Monday to Sunday 07:00am to 03:00am.  
Sale of Alcohol (on premises): Monday to Sunday 10:00am to 12:00am.

Rating Assessment

The Rateable Value in respect of the Restaurant Premises is £30,000.

The Uniform Business Rate (Standard Multiplier) for 2025/26 is 49.9p in the £

Council Tax Assessments

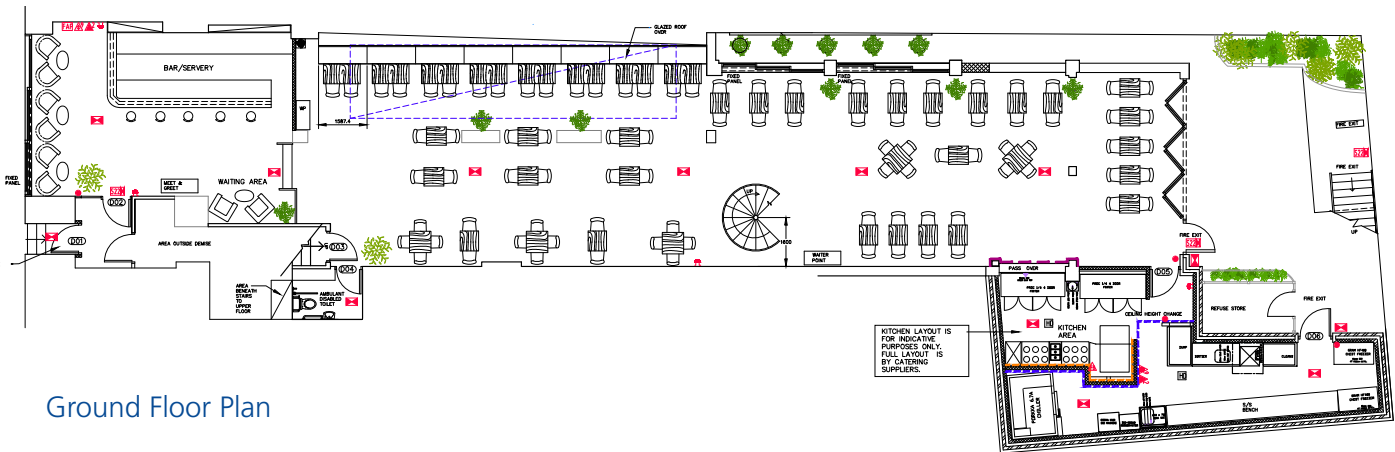
|                               |   |
|-------------------------------|---|
| Flat 1, 17 High Street        | B |
| Flat 2, 17 High Street        | B |
| Flat 3, 17 High Street        | B |
| Flat 1, 6a Corporation Street | B |
| Flat 2, 6a Corporation Street | B |

Local Authority

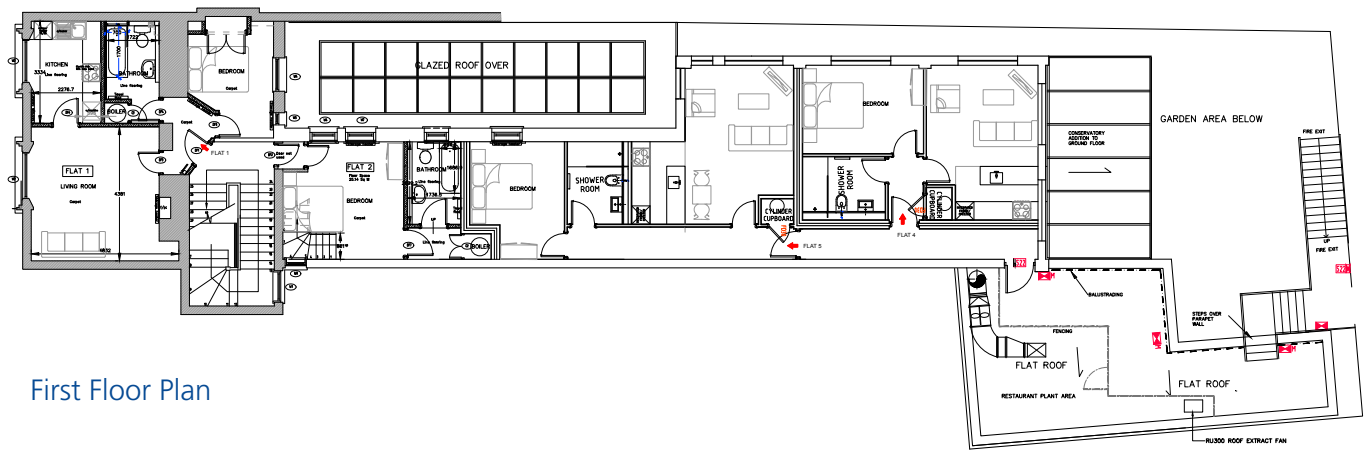
Buckinghamshire Council  
Queen Victoria Road  
High Wycombe  
Buckinghamshire  
HP11 1BB

Telephone: 0300 1316000

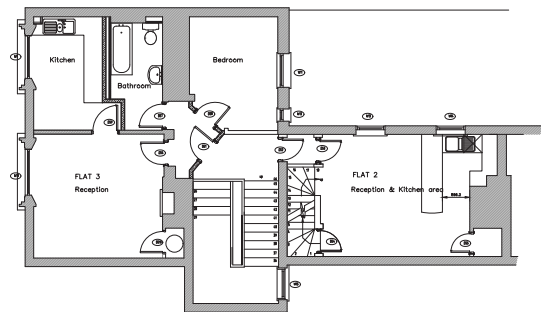




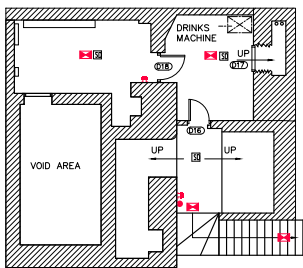
Ground Floor Plan



First Floor Plan



Second Floor Plan



Basement Plan









## Tenancy Information

|                                     | Lease Terms                                                                                                                                                                                                                                                                                | Area ft <sup>2</sup> | Area ft <sup>2</sup> | Rent (PCM)        | Rent (PA)           | Next Review / Expiry | ERV (PA)            |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------|-------------------|---------------------|----------------------|---------------------|
| Restaurant                          | Let on effectively FR&I Lease for a term of 15 years from 20th March 2023 at a commencing rent of £45,000 per annum exclusive subject to five yearly upward only rent reviews and a minimum increase at the first rent review to £50,000 per annum exclusive. A deposit of £27,000 is held | 3,792.00             | 352.30               | -                 | £45,000             | March 2028           | £50,000             |
| Flat 1,<br>17 High Street           | Let on an Assured Shorthold Tenancy for a term of 12 months from 4th October 2025 at a rental of £1,150 per calendar month. A deposit of £1,326.92 is held.                                                                                                                                | 511.51               | 47.52                | £1,150            | £13,800             | October 2026         | £13,800             |
| Flat 2,<br>17 High Street           | Let on an Assured Shorthold Tenancy for a term of 12 months from 19th August 2025 at a rental of £1,150 per calendar month. A deposit of £1,326.92 is held.                                                                                                                                | 538.21               | 50.00                | £1,150            | £13,800             | August 2026          | £13,800             |
| Flat 3,<br>17 High Street           | Let on an Assured Shorthold Tenancy for a term of 12 months from 19th May 2025 at a rental of £1,150 per calendar month. A deposit of £1,326.92 is held.                                                                                                                                   | 511.71               | 47.54                | £1,150            | £13,800             | May 2026             | £13,800             |
| Flat 1,<br>6a Corporation<br>Street | Let on an Assured Shorthold Tenancy for a term of 12 months from 7th June 2025 at a rental of £1,150 per calendar month. A deposit of £1,326.92 is held.                                                                                                                                   | 419.81               | 39.00                | £1,150            | £13,800             | June 2026            | £13,800             |
| Flat 2,<br>6a Corporation<br>Street | Let on an Assured Shorthold Tenancy for a term of 12 months from 19th September 2025 at a rental of £1,125 per calendar month. A deposit of £1,298.07 is held.                                                                                                                             | 505.92               | 47.01                | £1,125            | £13,500             | September 2026       | £13,800             |
| <b>TOTAL</b>                        |                                                                                                                                                                                                                                                                                            | <b>6,279.16</b>      | <b>583.37</b>        | <b>£5,625 pcm</b> | <b>£113,700 pax</b> |                      | <b>£119,000 pax</b> |



## Tenure

Freehold

## Price

The freehold investment is available at a price of £1,725,000 subject to contract and exclusive of VAT, which equates to a net initial yield of approximately 6.25% after assuming normal purchasers costs and rising to a minimum of 6.54% on the 20th March 2028 when the restaurant rent increases to a minimum of £50,000 pax.

## Value Added Tax

The property is registered for Value Added Tax and accordingly VAT is payable on the Purchase Price

## Stamp Duty

At the purchase price, the amount of SDLT payable has been calculated at approximately £62,950.

## Legal Costs

Each party is to bear their own legal costs.

## Viewing

Strictly by appointment with the Owners Agents: -

Warrant Properties Limited One Wellstones

Watford WD17 2AE

Telephone: 01923 230414

Email: admin@warrantgroup.net

## Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the company that owns the freehold interest of the property.

## Anti Money Laundering

In order to comply with current anti money laundering regulations, the Owners will require certain information from the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

### Disclaimer:

Warrant Properties Limited gives notice that these details are set out as a general outline only for guidance. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and their details are provided in good faith and are believed to be correct but any reader should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Warrant Properties Limited has any authority to make or give any representations or warranty whatever in relation to these properties or the details, nor enter into any contract relating to the property on behalf of Warrant Properties Limited. No responsibility can be accepted for any expenses incurred by parties inspecting properties.

October 2025

