W&G PROPERTIES

PORTFOLIO SALE
PRINCES RISBOROUGH
BUCKINGHAMSHIRE

A DIVERSE PORTFOLIO OF COMMERCIAL & RESIDENTIAL PROPERTY INCLUDING STRATEGIC LAND HOLDING IN NAZEING, ESSEX

FIELDS COMMERCIAL
chartered surveyors

Investment Summary

- **Opportunity to acquire a diverse mixed-use investment portfolio** in Princes Risborough, Buckinghamshire, plus strategic land holding in Nazeing, Essex.
- Comprises prominent **town centre retail, and garage / workshop properties**, together with **three residential dwellings & strategic land holding.**
- Let to a mix of **long-standing local commercial occupiers,** together with **residential tenancies**.
- **Total rental income of £117,012** per annum (exclusive of VAT where applicable).
- **Commercial tenants** include **Aqueous Limited (trading as Aqueous Bathrooms)** and Headfast Limited (trading as **McDonald Motors**) together with **The Retreat Beauty**.
- **Total floor area** of approximately **8,512 Sq ft GIA**, comprising **6,498 Sq ft commercial accommodation** and **2,014 Sq ft of residential accommodation,** excluding the two timber storage sheds.
- All properties are held **freehold**.
- **The portfolio is offered by way of a sale of the entire issued share capital of W & G Properties Limited.** Prospective purchasers should obtain their own legal, accounting and taxation advice.
- **A reversionary portfolio** with **asset management opportunities.**
- **Scope for development / change of use on part of the portfolio**, subject to the grant of planning permission.

Offers sought in excess of £2,000,000 (Two Million Pounds), subject to contract for the entire shareholding in W&G Properties Limited.






Northmill, Summerleys Road
Hypnos Beds
2 Cannon Place
Leisure Centre
Tesco
High Street
A4010 to High Wycombe
Costa Coffee
M&S Foodhall
54 Bell Street
52 Bell Street
46-48 & 50 Bell Street
48A Bell Street

Portfolio Properties

	ADDRESS
1	46-48 & 50 Bell Street, Princes Risborough, HP27 OAD
2	54 Bell Street, Princes Risborough, HP27 OAD
3	Units 10, 11 & 12 Northmill, Summerleys Road, Princes Risborough, HP27 9DT
4	Flat 48A Bell Street, Princes Risborough, HP27 OAD
5	52 Bell Street, Princes Risborough, HP27 OAD
6	2 Cannon Place, Princes Risborough, HP27 9HL
7	Land North of Maplecroft Lane, Nazeing, Essex, EN9 2NR


For identification purposes only


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Portfolio Overview

The portfolio comprises six investment properties located in Princes Risborough, combining prominent town centre retail and garage workshop properties, with residential dwellings, plus a 50% share in a 1.94 acre parcel of land in Nazeing, Essex.

Four of the properties form part of a terrace of adjoining buildings on Bell Street, including 2 shops, a terraced house and large first floor flat. The remaining two comprise a garage / workshop off Summerleys Road, and a semi-detached house located off Longwick Road.

The properties are let to a range of established local occupiers together with residential tenancies on Assured Shorthold Tenancies, producing a diversified income stream.

The current total rent equates to £117,012 per annum (exclusive of VAT where applicable).

The commercial leases are on effectively full repairing and insuring terms, although the tenant's repairing liability at 54 Bell Street is limited by reference to a Schedule of Condition. The Aqueous and McDonald Motors leases benefit from the security of tenure provisions of sections 24–28 of the Landlord and Tenant Act 1954, whereas the 54 Bell Street lease is contracted out of those provisions.



PROPERTY	SIZE (Sq ft)	TENANT / USE	LEASE COMMENCEMENT	LEASE EXPIRY	ANNUAL RENT £
46-48 & 50 Bell Street	1,464	Aqueous Bathrooms Ltd (retail)	01/03/2025	28/02/2030	26,100
54 Bell Street	464	The Retreat Beauty (retail)	-	31/01/2028	8,500
Units 10, 11 & 12 Northmill, Summerleys Road, Princes Risborough	4,570	Headfast Ltd t/a McDonald Motors (industrial)	31/10/2020	30/10/2030	38,000
Flat 48A Bell Street	784	Residential (AST)	07/01/2025	Periodic	15,000
52 Bell Street	360	Residential (AST)	09/12/2024	Periodic	11,400
2 Cannon Place	870	Residential(AST)	-	Periodic	18,012
Total	**8,512**				**117,012**



Location

Set at the foot of the Chilterns National Landscape, Princes Risborough combines the pull of a well-connected market town with the setting of the countryside around it. Chiltern Railways run direct services to London Marylebone in under an hour, while the M40 and A4010 give fast access to High Wycombe, Oxford and the wider commercial corridor between the two.

The town centre retains a strong independent trade alongside national retailers, supported by a settled residential base and steady footfall from surrounding villages. Ongoing local development, including new housing at the town's edges, continues to expand the resident and consumer base underpinning both retail and residential demand.



46-48 & 50 BELL STREET PRINCES RISBOROUGH HP27 0AD







Situation

The property occupies a prominent position within Bell Street, a bustling retailing thoroughfare linking with High Street at its southern intersection and serving Princes Risborough town centre. The property is located on the southern side of Bell Street.

Description

The property comprises an attractive terraced retail building incorporating ground floor retail accommodation measuring approximately 1,464 Sq ft GIA together with ancillary storage and office accommodation.

The property benefits from frontage directly onto Bell Street together with rear servicing (no rear vehicular access) and storage areas, providing flexible accommodation suitable for a range of retail and commercial occupiers.

In addition, there is an area of land to the rear of the property measuring approximately 2,420 Sq ft (0.05 acres) – (desktop measurement from Nimbus maps) with 2 timber storage sheds each measuring approximately 280 Sq ft which are included with the Aqueous Limited (trading as Aqueous Bathrooms) lease.

Tenure:

The property is held Freehold under part of the wider title number: BM25925

Tenancy:

The property is let to Aqueous Limited (trading as Aqueous Bathrooms) on a lease dated 13 October 2025 for a term of 5 years from 1 March 2025, expiring on 28 February 2030. The current rent is £26,100 per annum, with an upward-only open market rent review on 1 March 2028.

The tenant benefits from a break option exercisable on 1 March 2027 upon 6 months' notice. The lease is on a full repairing and insuring basis and benefits from the security of tenure provisions of sections 24–28 of the Landlord and Tenant Act 1954.

54 BELL STREET PRINCES RISBOROUGH HP27 0AD







Situation

Number 54 Bell Street occupies the left-hand end of the terrace on the southern side of Bell Street.

Description

The property comprises a self-contained town centre retail premises arranged over ground and first floors, occupying a good trading position within Bell Street.

The accommodation measures approximately 464 Sq ft GIA and provides ground floor retail / treatment rooms, together with first floor treatment rooms and ancillary office / treatment room accommodation and is currently occupied as a beauty salon.

The premises are considered well-presented and provide flexible accommodation capable of supporting a variety of retail, beauty or professional service uses.

Tenure:

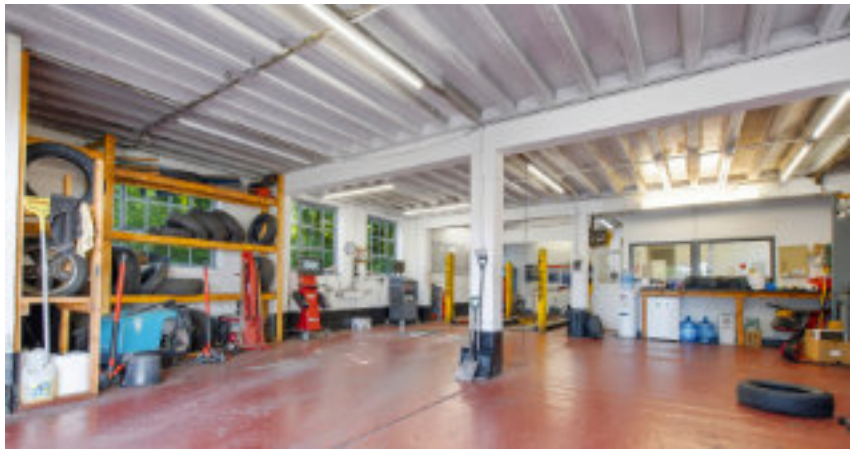
The property is held Freehold under part of the wider title number: BM25925

Tenancy:

The property is let to Sara Day trading as The Retreat Beauty on a lease expiring on 31 January 2028 at a passing rent of £8,500 per annum. The lease is on full repairing and insuring terms, with the tenant's repairing liability limited by reference to an attached Schedule of Condition, and is contracted out of sections 24–28 of the Landlord and Tenant Act 1954.

UNITS 10, 11 & 12 NORTHMILL SUMMERLEYS ROAD PRINCES RISBOROUGH HP27 9DT







Situation

Northmill is close to Summerleys Road industrial estate, which is recognised as one of the principal employment locations within Princes Risborough and benefits from convenient access to the A4010, A40 and M40.

Description

The property comprises a self-contained secure site with 2 main buildings, in a mixed residential / commercial road, Northmill, located off Summerleys Road.

The accommodation provides a combination of workshop, warehouse, office and ancillary accommodation together with external circulation and parking.

Unit 10 measures approximately 3,352 Sq ft GIA and Units 11-12 1,218 Sq ft GIA.

The buildings are well suited to their existing garage / workshop use though could be suitable for a range of light industrial and trade occupiers, subject to planning.

Tenure:

The properties are held Freehold under title number: BM20934

Tenancy:

The premises are let to Headfast Limited trading as McDonald Motors, supported by a personal guarantee from David John McDonald, on a lease commencing 31 October 2020 for a term of ten years expiring 30 October 2030. The current rent is £38,000 per annum. The lease contained a tenant break option on 30 October 2025, which was not exercised.

The lease provides for an upward-only rent review and is effectively on full repairing and insuring terms. The lease benefits from the security of tenure provisions of sections 24–28 of the Landlord and Tenant Act 1954.

FLAT 48A BELL STREET PRINCES RISBOROUGH HP27 0AD







Situation

The property comprises a self-contained first floor flat, situated above and accessed from the rear of the Bell Street commercial parade, benefiting from its own access together with an enclosed private garden.

The property occupies a convenient town centre location within easy walking distance of local shops, services and Princes Risborough railway station.

Description

The accommodation provides a well-proportioned two-bedroom flat suitable for owner occupation or continued private letting.

The flat has been maintained to a good standard and represents an attractive residential investment including relatively large private garden.

Accommodation & Floor Area:

The flat is located at first floor and comprises a large open plan living room / kitchen, 2 bedrooms and large bathroom, in all measuring approximately 784 Sq ft.

Tenure:

The property is held Freehold under part of the wider title number: BM25925

Tenancy:

The property is currently let under an Assured Shorthold Tenancy, originally commencing on 7 January 2025 for a term of twelve months at a current passing rent of £15,000 per annum (£1,250 per calendar month). The tenancy has subsequently become periodic.

52 BELL STREET PRINCES RISBOROUGH HP27 0AD







Situation

A mid terrace residential property that makes up part of the wider Bell Street parade.

The property fronts Bell Street, and has rear access via a side passageway to the end of the terrace.

Description

The property comprises a charming one-bedroom cottage situated within Bell Street and benefiting from a private rear garden.

The accommodation provides well-presented residential accommodation arranged over two floors and is considered a conveniently located town centre property.

Accommodation & Floor Area:

The compact accommodation measures approximately 360 Sq ft over ground and first floors.

The ground floor has a living room entered from Bell Street and a kitchen, from which stairs rise to the first-floor bedroom and bathroom.

Tenure:

The property is held Freehold under part of the wider title number: BM25925

Tenancy:

The property is let under an Assured Shorthold Tenancy, commencing 9 December 2024, at a passing rent of £11,400 per annum (£950 per calendar month). The tenancy is now periodic.

2 CANNON PLACE PRINCES RISBOROUGH HP27 9HL







Situation

Located on the northwestern edge of Princes Risborough, Cannon Place is a residential street accessed off the Longwick Road, which stretches out of the town towards the village of Longwick.

Description

The property comprises a three-bedroom semi-detached house formerly local authority housing, situated within an established residential area on the edge of Princes Risborough.

The accommodation benefits from large private gardens together with off-road parking and provides well-balanced family accommodation.

Accommodation & Floor Area:

The accommodation measures approximately 870 Sq ft over ground and first floors and including an external store.

The ground floor has a hallway, living room, kitchen and bathroom, and there are three bedrooms on the first-floor.

Tenure:

The property is held freehold under title number: BM143327

Tenancy:

The property is let under a periodic Assured Shorthold Tenancy producing a passing rent of £18,012 per annum.

DEVELOPMENT OPPORTUNITIES

2 Cannon Place Princes Risborough

Planning permission was granted on 20 April 2016 for the erection of a single-storey front extension and part single/part two-storey side and rear extension in connection with the conversion of the property into two self-contained two-bedroom flats. Prospective purchasers should establish whether the permission was implemented and whether it remains capable of being relied upon.

Details can be found via the link below:

Planning Link

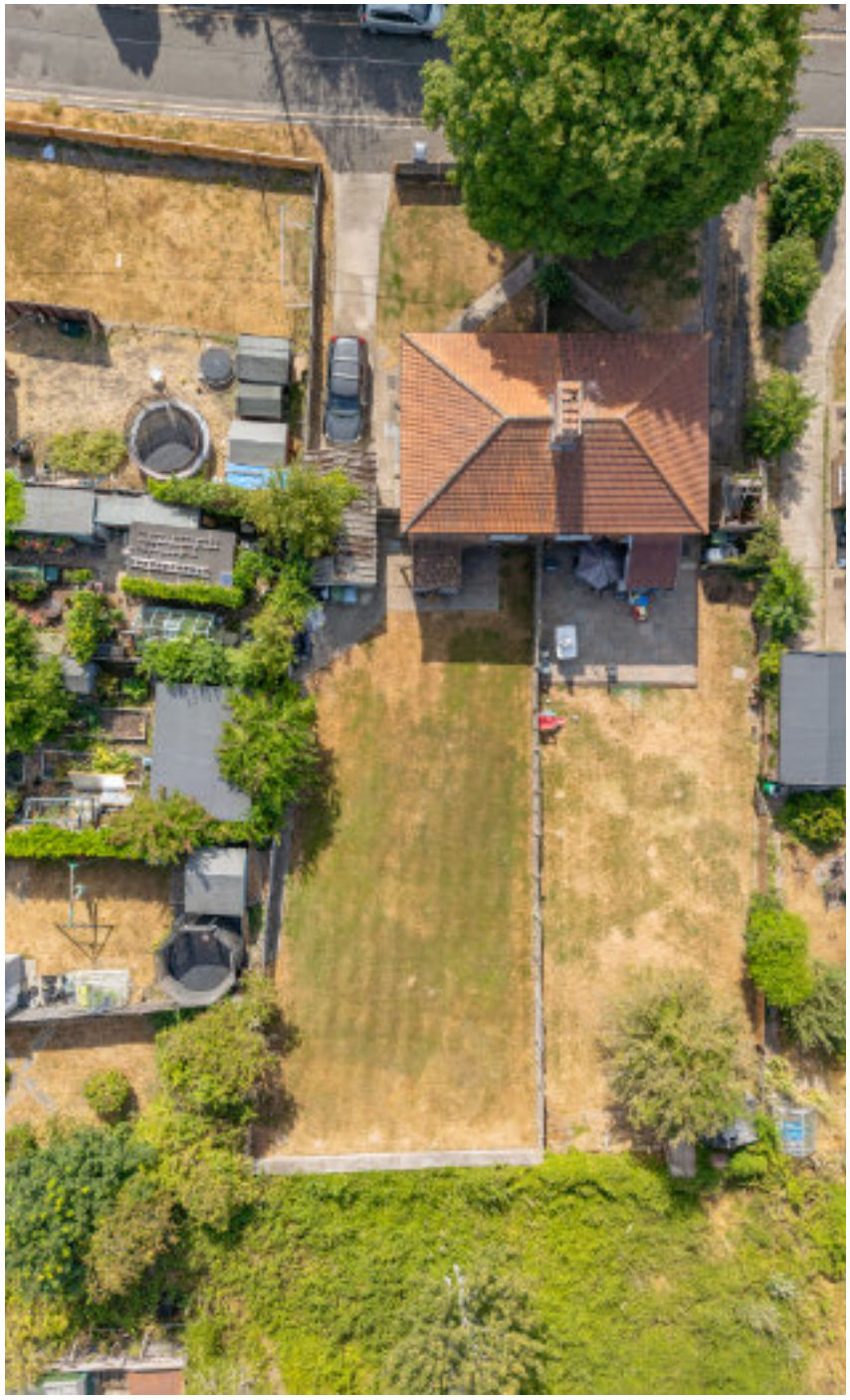
We understand that previous discussions took place concerning the possible acquisition of part of the garden of 7 Longwick Road. No representation is made that any current or binding agreement exists.

Land Rear of 46-54 Bell Street Princes Risborough

We consider that there may be future scope for development of the land to the rear of the parade of shops and residential dwellings, subject to the grant of planning permission. Please note that the two timber storage sheds are currently let to Aqueous Limited (trading as Aqueous Bathrooms).

Buyers are advised to satisfy themselves concerning any potential scope for obtaining planning permission.





LAND NORTH OF MAPLECROFT LANE NAZEING ESSEX EN9 2NR

Location

The land is situated on the northern side of Maplecroft Lane, Nazeing, within the Epping Forest District of Essex, approximately 2 miles south of Harlow and within convenient reach of the wider Lee Valley and M25 corridor.

Nazeing is a predominantly rural settlement lying between Harlow and the Lee Valley. The surrounding area comprises a mixture of established residential development, agricultural and horticultural land, woodland and open countryside.

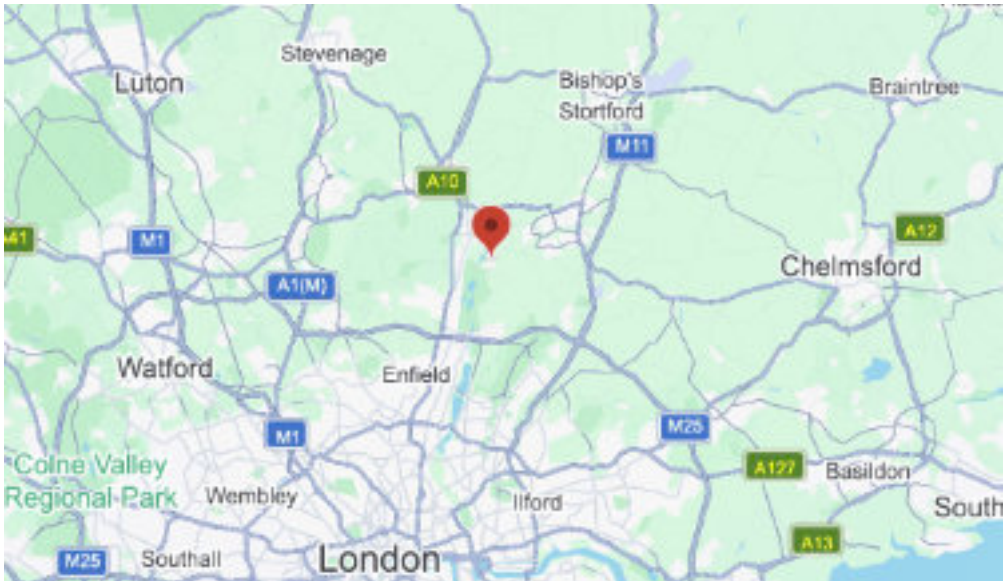
Description

The property comprises an established and heavily wooded parcel of land extending to approximately 1.94 acres (0.78 hectares).

The site has frontage to Maplecroft Lane and adjoins existing residential and other land holdings. It has been retained by the owners as a long-term strategic landholding and is presently undeveloped.

The wooded character of the land should be taken into consideration by purchasers when assessing its present use and any potential future opportunities.

The proposed company acquisition will include W & G Properties Limited's 50% beneficial interest in the land; it will not include the separately owned interest of the other registered proprietor.





LAND NORTH OF MAPLECROFT LANE NAZEING ESSEX EN9 2NR

Tenure and Title

The land is held freehold under HM Land Registry title number EX702205, being described by the Land Registry as land on the north side of Maplecroft Lane, Nazeing, EN9 2NR.

The registered proprietors are W & G Properties Limited and Nicholas John Hammond.

The title includes various historic rights and provisions arising from earlier conveyances and transfers. Prospective purchasers should therefore satisfy themselves as to the full extent and effect of the registered title, rights, covenants and other matters affecting the property.

Planning and Environmental Context

The land lies within the administrative area of Epping Forest District Council. The statutory development plan includes the Epping Forest District Local Plan 2011–2033, adopted in March 2023 and carrying full weight in the determination of planning applications.

The land is understood to lie within the Green Belt and is not allocated for development in the adopted Local Plan. The Local Plan's strategy for Nazeing is to retain its rural character, with development focused principally upon sustainable infill and identified allocations whilst minimising effects upon the Green Belt and landscape.

The site is also understood to lie within an SSSI. Prospective purchasers should undertake their own enquiries concerning the extent and implications of this and any other ecological, woodland, landscape or environmental designations affecting the property.

The land was previously considered through the Council's strategic site assessment process as Land North of Maplecroft Lane, Nazeing (site reference SR-0434), although this did not result in an allocation in the adopted Local Plan at the time.

No planning permissions or other substantive planning history affecting the subject land have been identified by the sellers.

Development Potential

The land is offered as an existing woodland / strategic landholding. Its Green Belt and environmental context presently represents a significant planning constraint and no representation is made that planning permission for development will be forthcoming.

No independent planning consultant's report has been commissioned by the vendors in connection with the proposed sale. Interested parties should therefore make their own enquiries of Epping Forest District Council and obtain independent planning, ecological and other specialist advice in considering either the present use of the property or any longer-term planning or development prospects.

Rates and Council Tax

The properties (excluding Nazeing) lie within the rating area of Buckinghamshire Council. Rateable values and council tax bandings for the individual properties are available on request.

Anti-Money Laundering

To comply with Anti-Money Laundering legislation it will be necessary for the buyer to provide information to enable completion of AML checks before the transaction is completed.

Information required will include:
1) Corporate structure and ownership details.
2) Identification and verification of ultimate beneficial owners.
3) Satisfactory proof of the source of funds for the buyers/funders.

Data Room

Further information is available on request.

Viewing

Strictly via Fields Commercial 01844 261 121.

Proposal

The freehold interest in the properties is held within W&G Properties Limited.

Offers are invited for the entire issued share capital in the company.

Full details of the company financials are available on request.

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