

92 &

92a

High Street
Iver
Buckinghamshire
SL0 9PJ

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £490,000



- SOLD BY R WHITLEY & CO
- Lock Up Shop & Three Bedroom End Of Terraced Cottage
- Requires Modernisation
- Sought After Village
- Garden
- No Upper Chain

DESCRIPTION

Situated in the popular village of Iver. A lock up shop with separate three bedroom end of terraced cottage which boasts a wealth of potential to adapt or develop (subject to planning) to suit a 'live in' occupier or a great rental opportunity. The shop, previously occupied by a hairdressers, boasts great 'High Street' presence and requires updating. The cottage, which has been subject to an extension, boasts generous accommodation comprising a kitchen/dining room, living room with patio doors to a garden, three first floor double bedrooms and a bathroom with separate WC.

OUTSIDE

Front: Pathway to side which leads to access to the cottage at the rear.

Rear: Paved terrace with steps up to block paved pathway leading to the rear of the garden. Further raised terrace. Lawn and

established planting.

LOCATION

The motorway network, London Heathrow Airport, Stockley Business Park, town centre of Uxbridge and Slough Trading Estate are all within easy motoring distance. Mainline railway station situated in Richings Park, Iver, will benefit from Crossrail.

COUNCIL TAX BAND & BUSINESS RATES

Council Tax Band (House): We understand that the current council tax band is D.

Business Rates (Shop): The rateable value is £5,100. Interested parties should check the rates payable with the local authority, South Buckinghamshire District Council.

TENURE

Freehold.

NOTE

The property is not registered with Land Registry.


SERVICES

Mains gas, electricity, water and drainage.

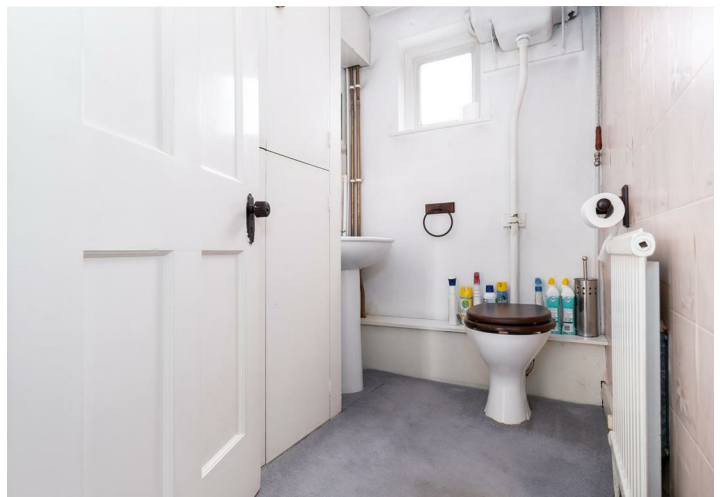
VIEWINGS

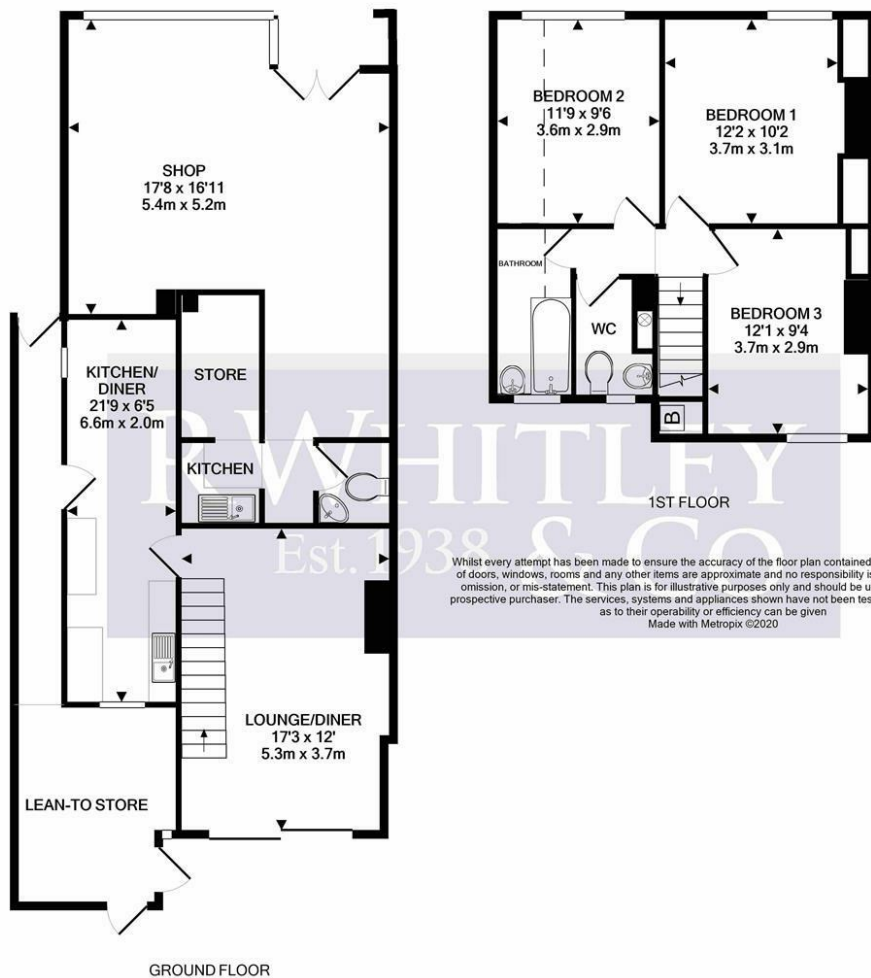
Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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