



Park Lane, Lane End, HP14 3LB

Guide Price £550,000

A highly attractive and versatile freehold property with exceptional scope — comprising a long-standing, successful off-licence business with self-contained residential accommodation. Superbly located in the heart of one of Buckinghamshire's most desirable villages, Lane End, this rare offering represents an outstanding lifestyle, commercial and investment opportunity — just minutes from the renowned riverside town of Marlow, with excellent road links to High Wycombe, London, and the M40.

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Location

Lane End is a charming and well-connected village favoured by professionals, families, and commuters alike — offering a true blend of countryside living and urban accessibility. Surrounded by open green spaces, boutique amenities and well-regarded schools, the property occupies a prominent position on Park Lane — the village's main thoroughfare — ensuring excellent visibility, consistent footfall, and a loyal local customer base.

Its close proximity to Marlow, Henley-on-Thames, and High Wycombe further enhances its appeal, making this a rare chance to secure a mixed-use freehold in a prime semi-rural setting.

The Business – Strong Foundations with Clear Growth

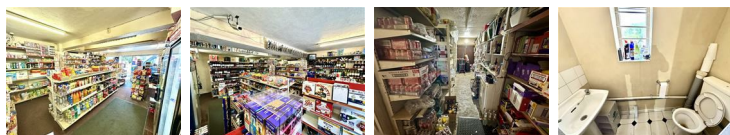
Trading as Cans Off Licence, the business has been a trusted part of the local landscape for over 50 years — with the current owners running it for the past four decades. Operating on a relaxed, part-time basis to suit lifestyle preferences, it generates a steady weekly turnover of around £7,000 with excellent gross profit margins of circa 25%.

With limited opening hours, no additional staff, and a loyal customer base already in place, there is significant headroom for expansion — whether through increased trading hours, extended product lines, or modernisation of the service offering.

For an ambitious operator or investor, this represents an exciting opportunity to unlock the full commercial potential of a business in an unbeatable location.

EPC Rated C

The Retail Premises



The ground floor comprises a well-maintained retail unit of approximately 620 sq ft, featuring:

- Double-fronted shopfront with secure electric shutters
- EPOS till system
- Multiple chillers and freezers
- Modern shelving and merchandising displays
- Suspended ceiling with fluorescent lighting
- CCTV (4-camera system with recording)
- Intruder alarm
- Side stockroom/garage for additional storage
- Ample off-road customer parking

The Residential Accommodation



Accessed via a private external staircase, the upper-level flat provides comfortable living space with gas central heating and double glazing throughout. The layout includes:

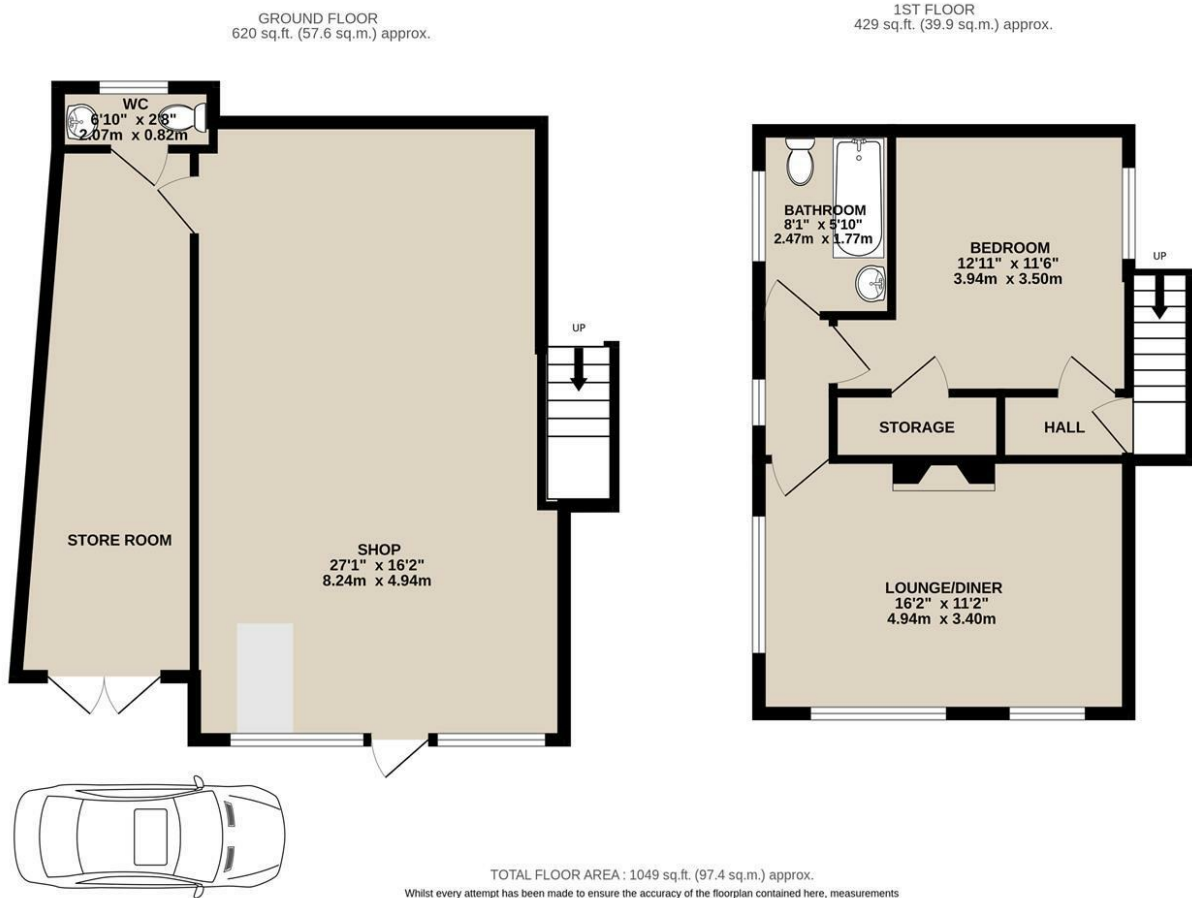
- Two spacious rooms (currently arranged as a lounge and bedroom, or could serve as two bedrooms)
- Modern family bathroom
- Opportunity to install a kitchen to suit personal taste or tenant requirements

This space lends itself well to owner-occupiers, staff accommodation, or rental income generation.

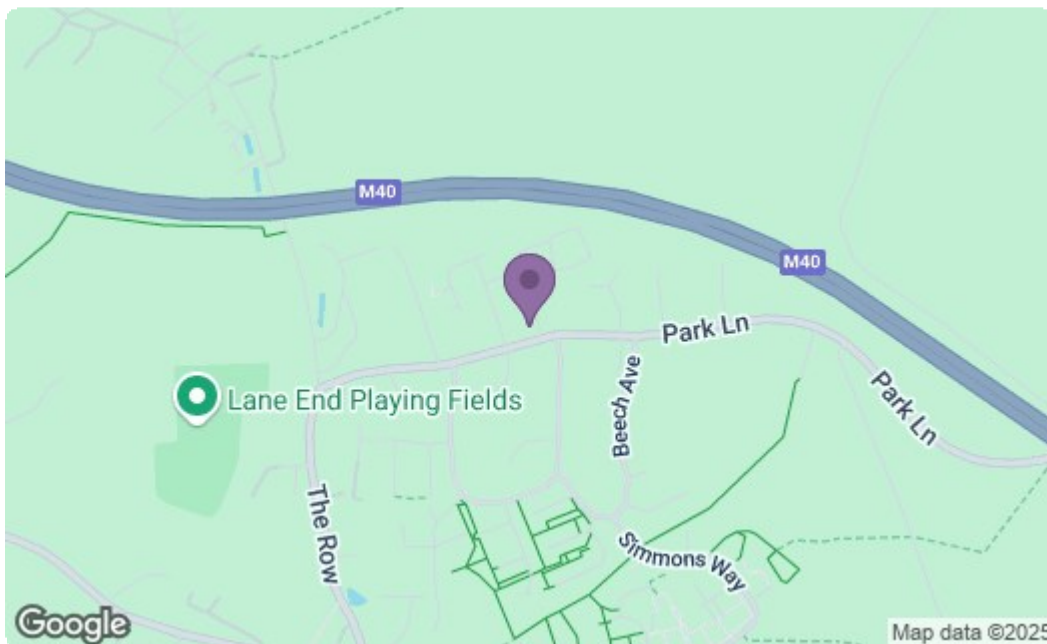
Development Scope – Rear Dwelling Negotiable

To the rear of the property lies an entirely separate dwelling, currently held under a separate freehold title. While not included in the listed guide price, the owners are open to negotiation subject to achieving the right offer. The integration of this dwelling — whether for further residential use, rental income, or redevelopment (STPP) — could substantially increase the value and utility of the overall asset.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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