

TOWN CENTRE RETAIL UNIT TO LET



1,959 Sq. Ft. (182 Sq. M.)

1 Priory Road

High Wycombe

HP13 6RZ

SUITABLE FOR A VARIETY OF USES S.T.P.

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Location

Excellent town centre retail unit, situated opposite Primark. Nearby retailers include The Post Office, CEX, Costa Coffee & Toni & Guy. High Wycombe is well positioned, offering good transport links via the M40, M25 and M4 via the A404, to London, Maidenhead & Birmingham. The mainline railway station, providing services to London Marylebone, is within a short walking distance.

Description

The accommodation benefits from full width and height glazed frontage with access to first floor offering additional sales / offices / storage space. The premises may be suitable for a variety of uses, such as take away, restaurant, retail or financial services, subject to planning permission having been obtained.

The property is to be let in isolation although by negotiation it may be possible to lease with the adjoining premises, 1 Castle Street (when combined allowing c4,759sq ft).

Accommodation

	Sq. Ft.	M2
Ground Floor	1,057	98.20
First Floor	902	83.804
TOTAL	1,959	182.01

Approx net internal area (NIA)

Terms

Rental £20,000.00 p.a.x.

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

The unit is available on a new F.R.I. lease with terms to be agreed by negotiation.

Business rates

The billing authority is Wycombe District Council

Rateable value: £31,250.00

The unit is currently assessed as one premise.

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

Amenities

- Flexible uses (S.T.P.)
- Full width and height glazed frontage
- Full height basement storage

Energy Performance Rating

C-60

Viewing and further information



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