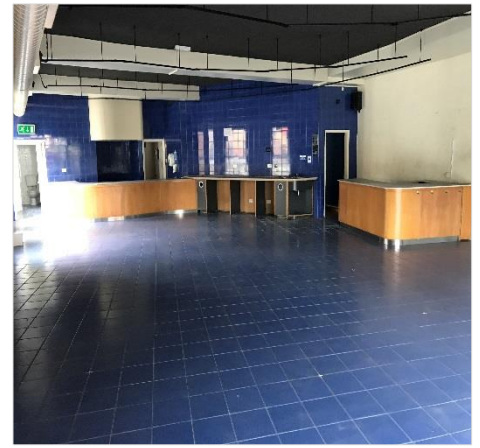


# RETAIL / RESTAURANT UNIT TO LET



**2,267 Sq. Ft. (210.60 Sq. M.)**

40-41 Oxford Street  
**High Wycombe**  
HP11 2DJ

TOWN CENTRE POSITION

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

Excellent town centre position, situated opposite Eden Shopping Centre.

High Wycombe is well positioned Thames Valley Town, offering good transport links via the M40, A404 & M4 to London, Maidenhead & Birmingham. The mainline railway station, providing services to London Marylebone, is within walking distance.

## Description

Retail / restaurant unit benefiting from full width and height glazed frontage with access to rear for loading. Kitchen and food prep area from previous occupier, customer toilets and air cooling system all remain.

## Accommodation

	Sq. Ft.	M2
Ground Floor Retail	2,267	210.6

*Approx net internal area (NIA)*

## Terms

Rental £32,500.00 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 lease with terms to be agreed by negotiation.

## Business rates

The billing authority is Wycombe District Council

Rateable value: £26,500.00

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 not elected to pay VAT.

## Amenities

- Full width and height glazed frontage
- Rear loading access for loading
- Town centre location

## Energy Performance Rating

D-95

## Viewing and further information



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