

RETAIL UNIT TO LET

Town Centre opposite Eden Shopping Centre



527 Sq. Ft. (48.9 Sq. M.)

5 Corn Market

High Wycombe

Bucks

HP11 2BW

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Location

Excellent town centre position, situated opposite McDonald's and near Costa Coffee

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 walking distance.

Description

A retail unit with full width glazed frontage to Eden Shopping Centres main High Street / Corn Market entrance.

The unit benefits from open plan retail accommodation at ground floor level and first floor storage/office space with WC.

Sadly the unit is not suitable for take-away or barber shop use.

Accommodation

	Sq. Ft.	M2
Ground floor	349	32.4
First Floor	178	16.5
Total	527	48.9

Approx net internal area (NIA)

Terms

A new effective full repairing and insuring lease is to be agreed by negotiation. Offers in the region of £20,000 per annum exclusive.

The rent is exclusive of business rates, service charges, insurance and utilities, and subject to VAT.

Business rates

The billing authority is Wycombe District Council

Rateable value: £15,656.00

We have been verbally informed of the above rateable value. We suggest this amount, and the amount payable, is verified directly by contacting the ratings officer at WDC on 01494 461000

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

Amenities

- First floor store/office space
- Full width glazed frontage
- New lease
- Prominent location town centre position

Energy Performance Rating

N/A Grade II Listed



Viewing and further information



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PROPERTY CONSULTANTS