

# LOCK-UP SHOP TO LET (may Sell)



**765 Sq. Ft. (71 Sq. M.)**

14 High Street

**Princes Risborough**

HP27 0AX

WITH TWO PARKING SPACES

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



## Location

The property is located in a busy trading position at the top of Princes Risborough High Street close to Costa Coffee, WHSmith, Marks and Spencer Simply Foods and Martins.

Princes Risborough is a prosperous town in the Chilterns located midway between High Wycombe and Aylesbury and benefitting from good road and rail communications (Marleybone Station – 40 minutes).

## Description

Ground floor lock-up shop unit benefitting from shared rear service access and two parking spaces in addition there is a kitchen and WC facilities.

## Accommodation

Internal Width	4.76 m	15' 3"
Depth	11.79 m	37' 8"
Sales Area - approx	56.12 m <sup>2</sup>	603 sq ft
Storeroom	10.1 m <sup>2</sup>	108 sq ft
Rear Lobby Store	3.9 m <sup>2</sup>	42 sq ft
Kitchenette	1.17 m <sup>2</sup>	12 sq ft

*Approx net internal area (NIA)*

## Terms

Rental £15,500 p.a.x.

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

Premises are available on a new lease for a term to be agreed.

## Business rates

The billing authority is Wycombe District Council

Rateable value: £12,500

Qualifying occupiers may be entitled to rating relief which can be verified with the local billing authority directly.

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.

VAT may be applicable to the rent.

## Amenities

- Prominent location
- Parking
- Rear loading access
- Close to Marks & Spencer & Costa

## Energy Performance Rating

D - 99



## Viewing and further information



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