



## Location

The property is prominently located fronting the Oxford Road (A40) within High Wycombe Town Centre opposite the Eden Shopping Centre and neighbouring the Sainsbury's Superstore. There is an excellent level of passing traffic in this location and is within walking distance of the bus and railway stations.

## Description

The accommodation can be found within a self-contained two-storey building providing open-plan ground floor retail space, benefiting from rear footfall access and excellent full height glazed frontage with access to upper floors and WC.

At first floor level open plan sales/storage space can be found with further toilet and kitchen facilities. There is the potential to open the windows back up to the A40, subject to obtaining the appropriate consent.

This potential is suitable for residential conversion or a change in planning permission for multiple uses such as restaurant, takeaway and gym / personal training all of which would be subject to planning permission.

## Accommodation

	Sq. Ft.	M <sup>2</sup>
Ground Floor	1,261	117.15
First Floor	727	67.54
<b>Total</b>	<b>1,988</b>	<b>184.71</b>

*Approx net internal area (NIA)*

## Planning permission

The unit currently benefits from A1 retail planning permission.

## Terms

Price: offers are sought in the region of £595,000 for the freehold interest.

Rent: £35,000 per annum exclusive of business rates, utilities, insurance and VAT of which the tenant would be responsible.

## Business rates

The billing authority is Wycombe District Council

Rateable value 2017: £17,000

We suggest this amount and the rates payable are verified by contacting the local ratings officer directly on 01494 461000

## Legal Costs & VAT

Each party to bear their own professional and legal costs.

VAT is applicable to this property

## Amenities

- Town Centre Location
- Full height glazed frontage
- Open plan ground and first floors
- Suitable for a variety of uses.

## Energy Performance Rating

E-106

## Viewing and further information



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