

REFURBISHED CHARACTER TOWN CENTRE OFFICES TO LET



567 Sq. Ft. (52.66 Sq. M.)

7a Castle Street
High Wycombe
Bucks
HP13 6RZ

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is well situated within High Wycombe Town Centre and is in close proximity to national retailers and eateries such as Primark, Costa & McDonald's. The premises is a short walk from High Wycombe bus station and mainline railway station providing direct services to London Marylebone.

Description

The accommodation is accessed via a private ground floor entrance leading to first floor office, kitchenette and WC facility.

The office provides attractive and characteristic period features and has undergone recent refurbishment works to include LED lighting, new carpeting and decorated throughout.

Car parking can be made available by separate negotiation to the rear of the property.

Accommodation

	Sq. Ft.	M2
First Floor	567	52.66
Second Floor	92	8.58
TOTAL	659	61.24

Approx net internal area (NIA)

Energy Performance Rating

Not applicable as the premise is Grade II listed

Terms

A new lease is available by negotiation

Rent from £10 per sq ft per annum

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

Business Rates

The billing authority is Wycombe District Council

Rateable value: £5,800.00

As we have been verbally advised of the business rates we suggest this amount is verified by contacting the rates officer directly on 01494 461000

Legal Costs / VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.



Viewing and further information

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