

TOWN CENTRE RETAIL UNIT - TO LET



1,453 Sq. Ft. (134.98 Sq. M.)

3 Priory Road

High Wycombe

Bucks

HP13 6SF

SUITABLE FOR A VARIETY OF USES S.T.P.

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is situated within the town centre. Nearby retailers include Primark, The Massage Company, The Post Office, CEX, The lounge and various others. 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 provides a direct service to London Marylebone and is within a short walking distance from the premise.

Description

The accommodation can be found within a purpose-built terrace providing open plan retail space at ground floor level with stairs leading to first floor toilets and storeroom with double doors for loading. The accommodation could be suitable for a variety of uses subject to planning permission.

Accommodation

	Sq. Ft.	M2
Ground floor	773	71.81
First floor	680	63.17
Total	1453	134.98

Approx net internal area (NIA)

Terms

Rental: £17,500 per annum exclusive.

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

The unit is available on a new full repairing and insuring lease with terms to be agreed by negotiation.

Amenities

- Flexible uses (S.T.P.)
- Town Centre Position
- Car parking available by separate negotiation

Energy Performance Rating

D-87

Business rates

The billing authority is Buckinghamshire Council

Rateable value: £9,020

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 elected to pay VAT.



Viewing and further information

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