

# TOWN CENTRE RETAIL UNIT TO LET



**167 Sq.Ft. (15.5 Sq.M.)** approx N.I.A.

2a Cornmarket

**High Wycombe**

**Bucks**

HP11 2BW

**Town centre lock up retail unit situated opposite Eden Shopping Centre,**

**Costa Coffee & McDonald's**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | High Wycombe office 01494 341530



## Location

Excellent town centre position in a high footfall area, situated opposite McDonald's and neighbouring Costa Coffee.

High Wycombe offers excellent 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 ground floor lock-up retail unit with full width glazed frontage.

## Accommodation

	Sq. Ft.	M2
Ground floor	167	15.5

*Approx net internal area (NIA)*

## Terms

A new effective full repairing and insuring lease is to be agreed by negotiation.

Rent: £9,950.00 per annum exclusive

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

## Business rates

The billing authority is Buckinghamshire Council.

Rateable value: £6,200

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 Buckinghamshire Council on 01494 461000.

Small business rates relief will apply to some prospective tenants, if certain criteria are met.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

## Amenities

- Town centre position
- Full width and height glazed frontage
- New lease

## Energy Performance Rating

D-95



## Viewing and further information

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