TOWN CENTRE RETAIL UNIT - TO LET



450sq.Ft. (41.84sq.M.) approx N.I.A.

1-2 Cornmarket High Wycombe Bucks

HP11 2BW

Town centre retail unit situated opposite Eden Shopping Centre, Costa Coffee & McDonald's

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 the 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 retail unit with full width glazed frontage.

Accommodation

	Sq. Ft.	M2
Ground floor	450	41.84

Approx net internal area (NIA)

Terms

A new effective full repairing and insuring lease is to be agreed by negotiation. Available April 2022.

Rent: £19,950.00 per annum exclusive

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

Business rates

The billing authority is Buckinghamshire Council.

Rateable value: £14,342

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.

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 glazed frontage
- New lease direct from landlord

Energy Performance Rating

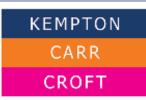
C - 61





Viewing and further information

Luke Bennett luke.bennett@kemptoncarr.co.uk 01494 341530 Mitchell Brooks mitchell.brooks@kemptoncarr.co.uk 07818 117021



PROPERTY CONSULTANTS

MISREPRESENTATION ACT 1967: These particulars are believed to be correct but accuracy cannot be guaranteed and neither do they form part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft. FINANCE ACT 1989: Unless otherwise stated our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transaction.