

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 | Maidenhead office 01628 771221



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

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