

TOWN CENTRE RETAIL UNIT - TO LET



396Sq.Ft. (36.75Sq.M.)approx N.I.A.

1-2 Cornmarket

High Wycombe

Bucks

HP11 2BW

Town Centre Retail Unit Situated Opposite Eden Shopping Centre & McDonald's, Neighbouring Costa Coffee

kemptoncarr.co.uk | High Wycombe Office 01494 341530



Location

Town centre position within a typically 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, which provides direct services to London Marylebone, is within walking distance.

Description

A ground floor open plan retail unit with full width glazed frontage, and with by folding segments.

The unit has been comprehensively refurbished to include new electrics, decoration, lighting, toilet and kitchen facilities.

Accommodation

	Sq.Ft.	Sq.M
Ground floor	396	36.75

Approx net internal area (NIA)

Terms

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

Rent: from £12,000.00 per annum exclusive

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

Business rates

The billing authority is Buckinghamshire Council.

Rateable value: £13,250

We suggest the rateable value 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.

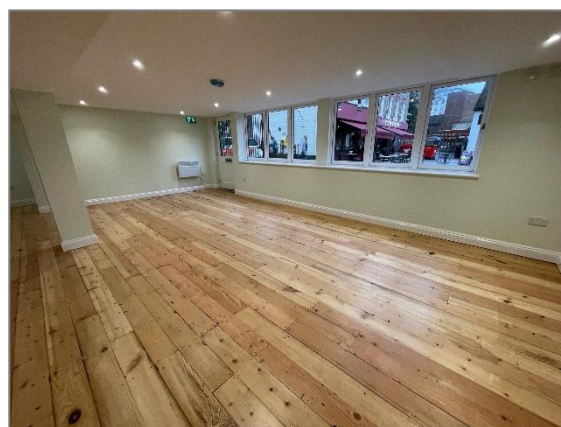
The property is elected to pay VAT.

Amenities

- Town centre position
- Full width glazed frontage
- New lease direct from landlord
- Comprehensively refurbished

Energy Performance Rating

C - 61



Viewing and further information

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