

High Street retail unit



**TO
LET**

**5-6, High Street, High Wycombe, Bucks,
HP11 2AZ**

194 Sq M (2,084.23 Sq Ft)

A1 Retail

- Prominent town centre retail unit
- Basement, ground and first floor
- Next to Boots and opposite WH Smith
- New lease
- Close proximity of the Eden Shopping Centre
- High Street location



COMMERCIAL PROPERTY SPECIALISTS

Location

The property is located on the High Street in High Wycombe opposite WH Smith and McDonalds.

High Wycombe town centre has an extensive range of retail and leisure facilities and also an excellent train service to London Marylebone with a fastest direct journey time of less than 30 minutes.

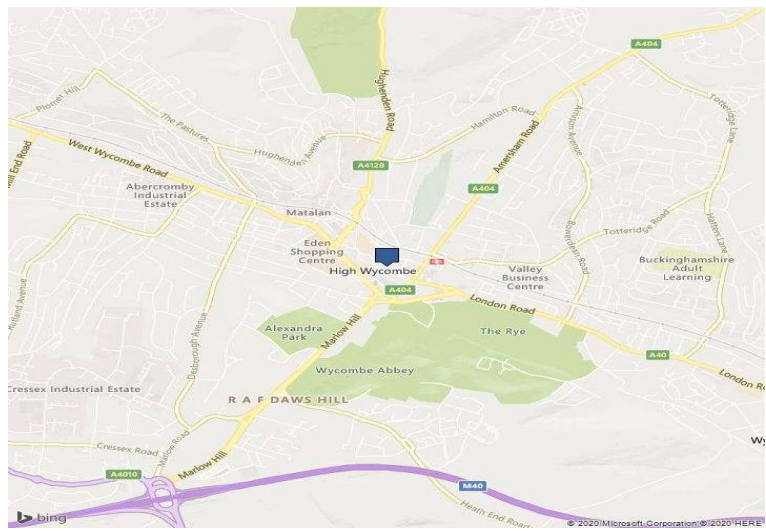
Description:

5-6 High Street is a town centre self contained retail building

Prominent A1 retail unit with upper parts located on the High St in High Wycombe. The property comprises ground and first floors. The ground floor retail space is 1084 sq ft with basement storage of 510 sq ft. The first floor is laid out as offices, welfare and storage providing 700 sqft approx. The property is located next to Boots, opposite WH Smith and McDonalds in the Town Centre. Available on a new lease with terms to be agreed.

Accommodation:

194 Sq M (2,084.23 Sq Ft)



Rent:

£35,000 Per Annum

Business Rates:

Rateable Value £33,250

EPC:

D81

Tenure:

New lease direct from the landlord.

Legal Costs:

Each party to be responsible for their own legal costs involved in the transaction.

These particulars are for general guidance only and do not constitute any part of an offer or contract. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. VAT is exclusive unless otherwise stated.

Contact

For further information or to book a viewing please contact



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01296 398383

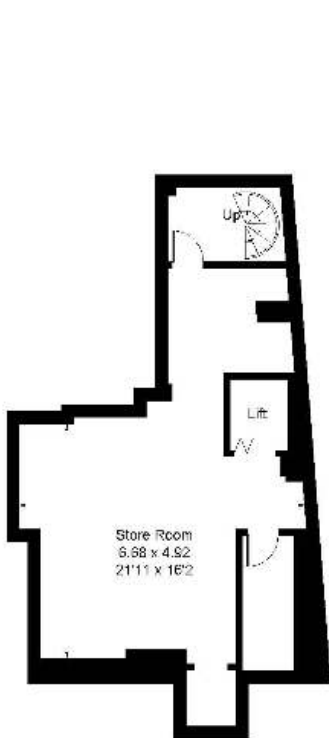
High Wycombe
01494 446612

Marlow
01628 902488

Slough
01753 725700

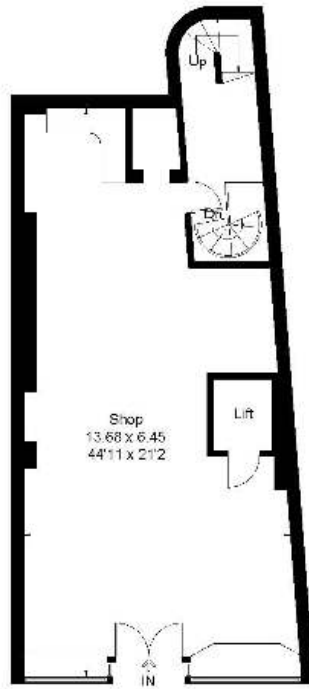
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Approximate Area = 162.2 sq m / 1746 sq ft
Basement = 56.5 sq m / 608 sq ft
Total = 218.7 sq m / 2354 sq ft



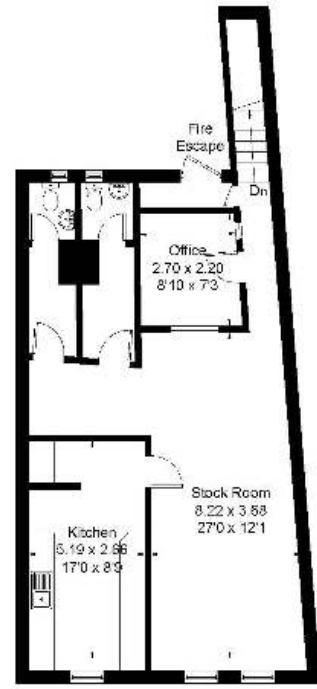
Basement Level

Area = 56.5 sq m / 611 sq ft



Ground Floor

Area = 90.2 sq m / 971 sq ft



First Floor

Area = 75.2 sq m / 809 sq ft

Surveyed and drawn in accordance with the International Property Measurement Standards (GIA)
fourwalls-group.com 233393