



chandler
garvey

TO LET



34 High Street

Great Missenden, HP16 0AN

**PROMINENT
RETAIL UNIT IN
HIGH STREET
LOCATION**

**476 sq ft
(44.22 sq m)**

- Alternative uses considered including medical / office users
- Small office / store to the rear
- Full gas fired central heating via the service charge
- Spot lights
- WC

Summary

Available Size	476 sq ft
Rent	£14,500 per annum
Rateable Value	£11,400
VAT	Not applicable
EPC Rating	C

Description

The property provides a ground floor brick built building with good natural light and benefitting from full gas fired central heating via a service charge, spot lighting, serving counter/kitchen area, vinyl flooring, WC, & small office / store to the rear.

Externally the property provides excellent signage opportunities.

The lease start date is July 2022 with a rent review in June 2027, there is a break in July 2028 and the lease ends in July 2032.

Location

The property is prominently located at the upper end of the Great Missenden High Street close to the junction of Station Approach and the link road to the Great Missenden by-pass, the A404.

Great Missenden is within a 15/20 minute drive from Aylesbury and High Wycombe, benefitting from the Chiltern Railways service (London Marylebone/Aylesbury) and a regular bus service from the station to High Wycombe, Aylesbury and other town locations.

Terms

The shop is available on an assignment of the current lease.

Business Rates

Rateable Value: £7,000. The tenant may benefit from Small Business Rates Relief if they only occupy one property, this could equate to no rates being paid.

EPC

C61



Viewing & Further Information



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