



280 Main Road, Walters Ash, High Wycombe, HP14 4TH

To Let | 3,467 sq ft

Motor Trade / Yard / Open Storage / Workshop

**280 Main Road, Walters Ash, High
Wycombe, HP14 4TH**

TO LET

Summary

- Size: 3,467 sq ft
- Rent: £75,000 per annum
- Rates payable: £12,849.25 per annum
- Rateable value: £25,750
- EPC: E

Further information

- [View details on our website](#)
- [Microsite](#)

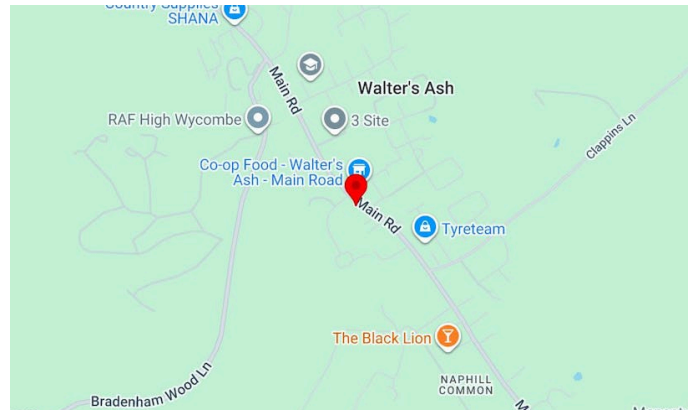
Viewings and Further Information



Joanna Kearvell
07887 793030
jk@chandlergarvey.com



Neave DaSilva
07827 908926
nds@chandlergarvey.com



Description

280 Main Road comprises a secure site of 0.45 acres with two entrance points and offers a mix of single storey buildings suitable for use as a motor trade workshop, trade counter unit, storage or general industrial use. The site also benefits from a single storey office building with 3 rooms, the total buildings comprises 3,467 sq ft within the site. Externally the site is laid to concrete with ample space for external storage.

Location

The property is prominently located fronting the main road in the Walters Ash /Naphill area within easy reach of High Wycombe (5 miles), Aylesbury (13 miles) and Princes Risborough (5 miles). The villages of Naphill and Walters Ash provide amenities including a Co-Operative Food store, cafes, petrol station, post office and bus routes between High Wycombe and Aylesbury.

Specification

- Self contained secure site
- Open storage / site with two entrances
- Concrete yard
- Single storey office building
- Single storey workshop / storage building



Terms

The property is available on a new lease direct from the landlord on terms to be agreed. The lease will be excluded from the Security Provisions of the Landlord & Tenant Act and will include landlord breaks.

Viewings

All viewings strictly by appointment by the sole agents.

VAT

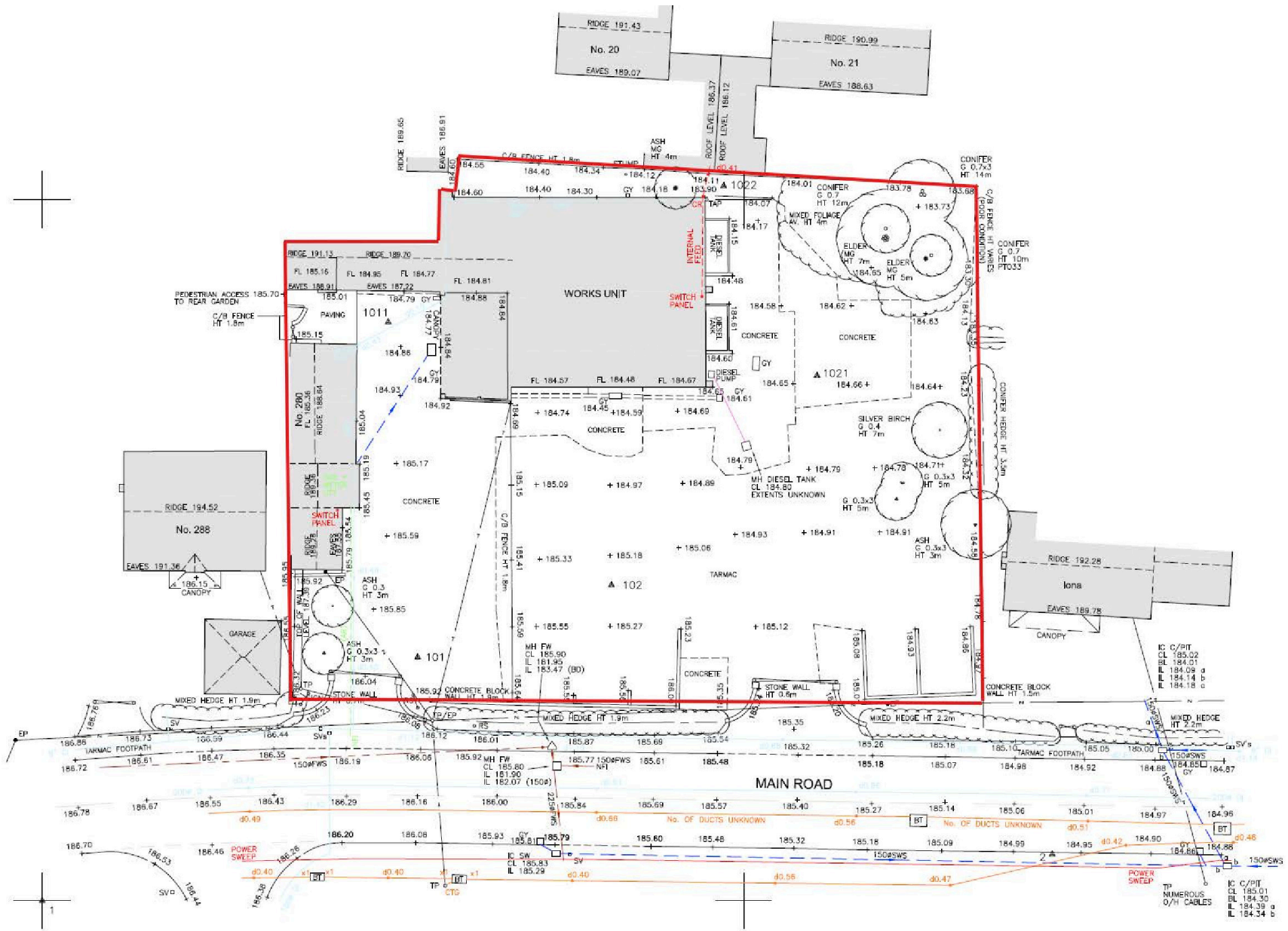
Not applicable

Legal fees

Each party to bear their own costs

Floor plan

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