





**34 High Street, High Wycombe,
HP11 2AG**

TO LET

Summary

- Service charge: n/a
- Size: 1,031 sq ft
- Rent: £28,000 per annum
- Rates payable: tbc

Further information

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

Viewings and Further Information



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Specification

- GROUND FLOOR RETAIL
- TOWN LOCATION
- W/C & KITCHENETTE
- DOUBLE FRONTAGE

Description

The property comprises a ground floor retail unit prominently situated on High Wycombe High Street, benefiting from a double-fronted shopfront providing excellent visibility and display opportunities.

Internally, the accommodation is currently divided into two areas, with retail space to the front and ancillary storage accommodation to the rear. The rear section also benefits from a kitchenette and WC facility.

The premises are suitable for a variety of retail and commercial occupiers falling within Class E use, subject to any necessary consents.

Location

The property occupies a prominent position on High Wycombe High Street, within the heart of the town centre. The surrounding area comprises a mix of national and independent retailers, cafés, restaurants and other commercial occupiers.

High Wycombe benefits from excellent transport connections, with Junction 4 of the M40 motorway providing access to London, Oxford and the wider motorway network. High Wycombe railway station is also within walking distance, offering regular services to London Marylebone and Birmingham.

VAT

Not applicable

Legal fees

Each party to bear their own costs