



PMCD RETAIL

SHOPS & RESTAURANTS



PROMINENT SHOP IN GOOD MARKET TOWN

TO LET 629 sf (58.4 sm)

14 DUKE STREET, PRINCES RISBOROUGH, BUCKS
HP27 0AT

- NEW SHOP FRONT
- ALL NEW SERVICES
- 2 PARKING SPACES
- REAR SERVICING
- MINIMAL BUSINESS RATES
(SUBJECT TO STATUS)

LOCATION

The property is located to the east of Duke Street, close to Market Square and the High Street, just off the A4010, which runs north from High Wycombe towards Aylesbury. The rear car park is accessed from the A4010 itself and affords the tenant the opportunity to have signage to that prominent road. The Tesco superstore is within a short, level walk.





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Your contact for this property

DAN COLLINS
01494 683643
dan@pmcd.co.uk



DESCRIPTION

The shop has a prominent glazed frontage to Duke Street with double doors, rear servicing and parking from the A4010. It is offered in shell condition, with new WC, ready for a tenant's fitting out.

Approx area: 58.4 m² (629 ft²) plus WC

TERMS

We are instructed to market a new effectively full repairing and insuring lease for a term to be agreed at a rent of £16,000 per annum exclusive of business rates, building insurance, utilities, and VAT (if applicable).

ENERGY PERFORMANCE CERTIFICATE

Rating B (36)

VAT

We understand VAT is not currently payable on the rent.

BUSINESS RATES

The 2023 Rateable Value is £12,250 giving rise to Rates Payable for the 24/25 tax year of approx £6,113 before substantial discounts (subject to status and continuing Central Government policy) of at least 91% if this will be your only commercial property, resulting in rates payable of approx £550 or less. Details on application or enquiries to Buckinghamshire Council – 01895 837540

VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG
01494 680000
www.pmcd.co.uk

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