



Commercial Property Consultants

Offices at High Wycombe and Marlow
For details of all available properties visit our website

PROPERTY PARTICULARS

**POTENTIALLY NO
BUSINESS RATES
PAYABLE**

Preliminary Particulars

**RETAIL / E CLASS UNIT
Available for a Variety of Possible Uses
(Subject to Planning)**

**39 TOTTERIDGE ROAD
HIGH WYCOMBE
BUCKS HP13 6EB**



355 Sq Ft (32.98 Sq M) Approximate Net Internal Area

FOR SALE / TO LET

LOCATION

The property is situated in an edge of town retail parade on Totteridge Road, High Wycombe, and is located within walking distance of the mainline train station.

DESCRIPTION

A ground floor retail unit with kitchenette and WC facilities.

ACCOMMODATION (Approximate Net Internal Area)

355 sq.ft. (32.98 sq.m)

TERMS

A new Full Repairing and Insuring lease is available for a term to be agreed by negotiation.

PRICE

Our client seeks offers in the region of £149,950 for the long leasehold interest. Details of the long leasehold are available upon request.

Please note, we understand from the vendors that VAT is not applicable in this instance.

RENT

£10,500 per annum exclusive.

RATES

The Valuation Office website indicates a 2023 Rateable Value of £5,700. Rate in the £ for 2023 is 49.9 pence.

Potentially Small Business Rates Relief may be applicable.

ENERGY PERFORMANCE RATING: C – 56.

LEGAL COSTS – Each party is to be responsible for their own legal costs.

VIEWING – Strictly by appointment with Sole Agents:

Duncan Bailey Kennedy
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Telephone: 01494 450951



Ref: JKH/0223