



**Commercial Property Consultants**

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**PROPERTY PARTICULARS**

*Preliminary Particulars*

**Ground Floor Storage  
Church Street  
Stokenchurch  
Bucks HP14 3TH**



**279 sq.ft. (25.90 sq.m)  
Approximate Gross Internal Area**

**TO LET**

**Suitable for a Variety of Uses  
(excluding motor trade)**

**LOCATION** – The property is situated in the centre of Stokenchurch Village, Church Street being just off the Common (A40). Junction 5 of the M40 is therefore a short drive away. Nearby occupiers include Lloyds Bank, The Royal Oak Public House, a hairdressers, and a coffee shop.

**DESCRIPTION** – The unit has been refurbished with new wiring and fluorescent lighting and benefits from kitchenette and WC facilities, plus one parking space to the rear.

**ACCOMMODATION** – The accommodation is arranged as follows:-

Store -	181 sq.ft. (16.82 sq.m)
WC and Kitchenette -	98 sq.ft. (9.08 sq.m)
<b>TOTAL -</b>	<b>279 sq.ft. (25.90 sq.m)</b>

All floor areas are measured on a gross internal basis.

**TERMS** – The unit is available on a new full repairing and insuring lease for up to 3 years incorporating annual mutual breaks outside the Landlord & Tenant Act 1954.

**RENT** - £3,950 per annum exclusive.

**RATES** – To be confirmed.

**LEGAL COSTS** – Each party to bear their own legal costs involved.

**ENERGY PERFORMANCE RATING**

To be confirmed.

**VIEWING** – By appointment with Sole Agents:-

**Duncan Bailey Kennedy**  
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