



Commercial Property Consultants

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PROPERTY PARTICULARS

Preliminary Particulars

TO LET

**Prominent Town Centre Commercial/Business Unit
Suitable For A Variety Of Uses (E Class)**

**GROUND FLOOR
16 CHURCH STREET
HIGH WYCOMBE
BUCKS HP11 2DE**



1,473 sq.ft. (136 sq.m) Approximate Net Internal Area

FLEXIBLE LEASE TERMS AVAILABLE

LOCATION

The subject property is situated on Church Street, just off Castle Street, in the heart of High Wycombe town centre. The unit is directly opposite the entrance to the Chiltern Shopping Centre, which is due to form part of a major re-development and is approximately two miles from Junction 4 of the M40 motorway. The premises is approximately 0.3 miles away from a main line train station and situated close to many amenities and national retailers including; Costa Coffee, Greggs, Metro Bank and Savers.

DESCRIPTION

The property comprises a newly refurbished ground floor commercial unit which is in a shell condition and provides air conditioned, open plan retail space. The premises are suitable for a variety of uses.

ACCOMMODATION (Approximate Net Internal Area)

Ground Floor Retail - 1,473 sq.ft. (136 sq. m.)

FACILITIES include:-

- **GF Retail unit – Shell condition ready for fit out**
- **Double Glazed Windows**
- **Shared bin stores**
- **Toilets**
- **Air conditioning**

TERMS

The property is available by way of a new full repairing and insuring lease on flexible terms to be agreed by negotiation directly with the landlords.

RENT

GF Retail Unit - £28,500

The above rents are exclusive of business rates and building insurance.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

RATEABLE VALUE

To be confirmed.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING - Strictly by appointment with the Sole Agents:-

Duncan Bailey Kennedy

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