



BUILDING SURVEYS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTING
LETTINGS REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

Commercial Property Consultants
Offices at High Wycombe and Marlow
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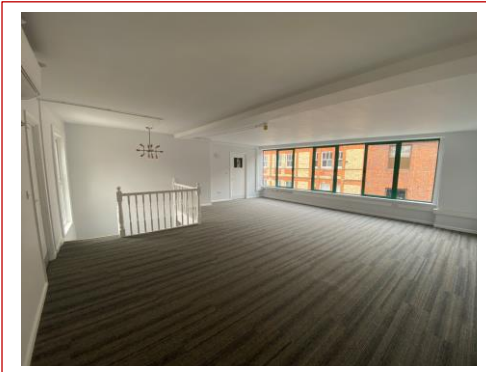
PROPERTY PARTICULARS

Preliminary Particulars

TO LET SEPARATELY OR TOGETHER

Prominent Town Centre Commercial Unit & Studio/Office/Business Space

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



1,091 sq.ft. (101 sq.m) – 2,564 sq.ft. (238 sq.m) Approximate Net Internal Area

FLEXIBLE LEASE TERMS AVAILABLE

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy, Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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 three-storey building with a commercial unit on the ground floor which is in a shell condition and provides air conditioned open plan retail space. The first and second floors provide flexible, air conditioned, open plan business space. The accommodation can be let separately or as a whole.

ACCOMMODATION (Approximate Net Internal Area)

Ground Floor Retail -	1,473 sq.ft.	(136 sq.m.)
First Floor Office -	529 sq.ft.	(49 sq.m.)
Second Floor Office -	562 sq.ft.	(52 sq.m.)

Total approximate Net Internal Area - 2,564 sq.ft. (238 sq.m)

FACILITIES include:-

- **GF Retail unit – Shell condition ready for fit out**
- **Self Contained FF & SF Studio Offices/Business Space**
- **Double Glazed Windows**
- **Shared bin stores**
- **Toilets**
- **Air conditioning**

TERMS

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

RENT

GF Retail Unit - £28,500

FF & SF Office - £16,500

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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