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Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

Preliminary Particulars

ATTRACTIVE TOWN CENTRE OFFICES

FIRST FLOOR FRIARS COTTAGE MARKET SQUARE, PRINCES RISBOROUGH, BUCKS, HP27 0AN



525 sq.ft. (48.7 sq.m) Approximate Net Internal Area

TO LET

LOCATION

The property is situated in the centre of this attractive market town, opposite the Market Hall.

The railway station is within approximately half a mile, providing a regular service to London Marylebone. Princes Risborough is located on the A4010 approximately eight miles equidistant from High Wycombe to the south and Aylesbury to the north.

DESCRIPTION

The accommodation can be found within a Grade II Listed Building and comprises four rooms of various sizes located at first floor level, with access from Market Square. The accommodation offers attractive work space with period features. The premises also benefit from heating, carpeting, neutral decoration, fluorescent lighting, WC and kitchen

ACCOMMODATION (Approx. Net Internal Areas)

First Floor Offices - 525 sq.ft. (48.7 sq.m)

TERMS

Available on a new full repairing and insuring lease, to be granted for a term to be agreed.

RENT

£9,750 per annum exclusive, plus business rates, service charge and VAT if applicable.

RATES

The Valuation Office website indicates a 2017 Rateable Value of £5,4500.00. Rate in the £ for 2019/20 is 49.1p

N.B. Small Business Relief may be applicable.

LEGAL COSTS

Each party to bear its own legal fees in this transaction.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING - Strictly by appointment through instructed Agents:

Duncan Bailey Kennedy
FAO: Will Janes / Adrian Dolan
Telephone: 01628 484343

Email : willj@dbk.co.uk / adriand@dbk.co.uk



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