

SHOP TO LET

HIGH WYCOMBE

Unit 34, Newland Street, Eden Shopping Centre, HP11 2DQ



KEY HIGHLIGHTS

- Located in one of the UK's most affluent catchments with average household income 52% above the UK average
- Annual footfall in excess of 12 million per annum
- Key retail tenants include **Marks & Spencer's, H&M, Zara, JD Sports, TK Maxx & Skechers**
- An extensive leisure offering includes **Nando's, Wagamama's, Bill's** as well as a gym, public library & 12 screen **Cineworld Cinema**
- A number of exciting new projects ongoing to improve the tenant mix and footfall within the scheme
- The scheme provides 850,000 sq ft of retail and leisure space

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Accommodation

The unit is arranged over ground floor only, providing the following net internal floor areas:-

Ground Floor 1,455 sq ft 135.1 sq m

Rent

On Application.

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, and subject to 5 yearly upwards only rent reviews.

Rateable Value

To be re-assessed following completion of Landlord works.

Service Charge

The current service charge estimate for the financial year is £8,821 per annum.

Legal Costs

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

EPC Rating

Available upon request.

Further Information & Viewing

Further information and viewing upon request. Viewing is strictly via appointed agents only.



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