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

savills

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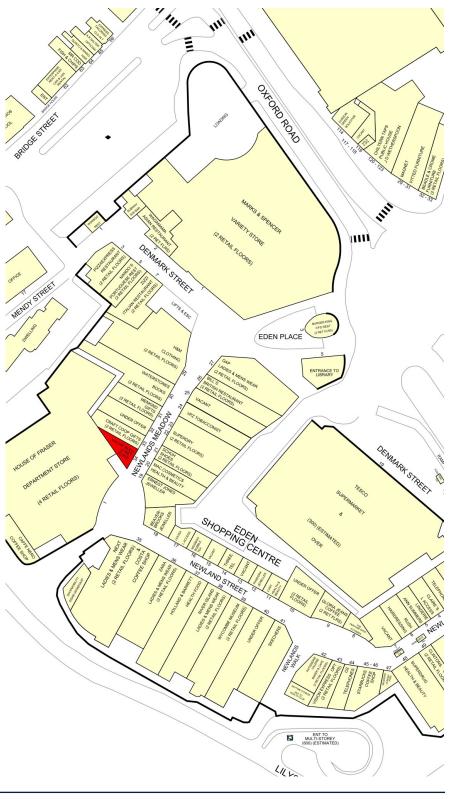
Each party to be responsible for their own legal costs incurred in this transaction.

EPC Rating

Available upon request.

Further Information & Viewing

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

Contact

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