

TO LET

COMMERCIAL UNIT IN CENTRAL HIGH STREET LOCATION



12 High Street
High Wycombe
HP11 2AZ

1,191 Sq Ft (111 Sq M)
A1 Retail D1 A2 Retail

- GROUND FLOOR RETAIL - OTHER USES CONSIDERED (STP)
- FIRST FLOOR ANCILLARY RETAIL / OFFICE USES
- CHARACTER FEATURES
- ENCLOSED COURTYARD
- CENTRAL HIGH STREET LOCATION

12 High Street
High Wycombe, HP11 2AZ

Rent: £24,000 Per Annum
EPC: D-86
Rateable Value: £15,500

Description

The property is a two-storey commercial unit situated in the heart of the High Street comprising ground floor retail with first floor ancillary office accommodation. The main sales area is situated on the ground floor, divided in level by a number of steps with a further open plan sales area to the rear. Beyond the sales area is a small kitchen & separate WC, where there is also access to a rear courtyard which is walled & fully enclosed. The property is located next to The Works, Iceland, B&M (due to open shortly), with Eden shopping centre within easy walking distance. There are plenty of car parking options available within the town.

Accommodation

Net Internal Areas	Sq Ft	Sq M
Total	1,191	111

Location

High Wycombe is situated on the M40 in a strategic position within the Thames Valley, offering occupiers good road communication links to the M25 and M4 Motorways with Heathrow and other towns within the region as well as having good links to the West Midlands via the M40 going north. High Wycombe main line train station is only a few minutes' walk away with frequent services to London Marylebone and Birmingham Snow Hill.

Tenure

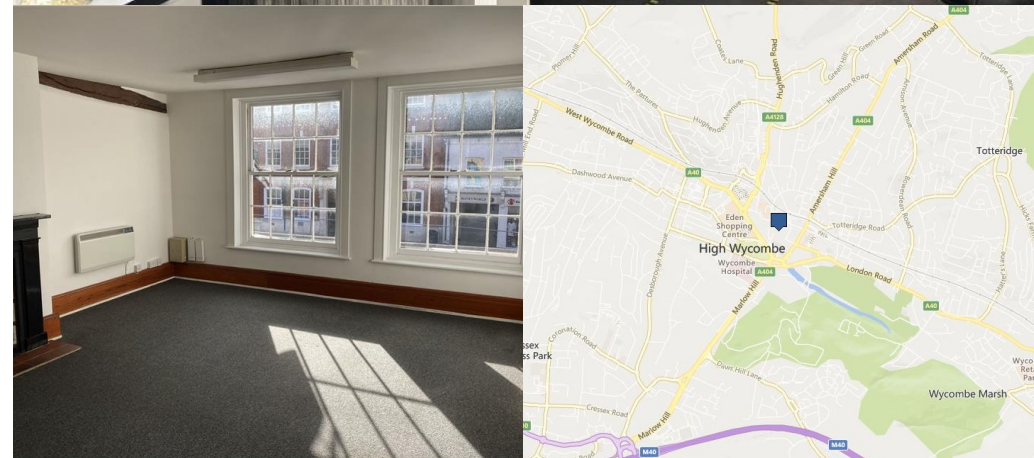
The property is available to let on a new lease. Terms to be agreed.

Legal Costs

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

Business Rates

The rateable value is £15,500



Contact

Viewing strictly by prior appointment: