

SHOP TO LET

HIGH WYCOMBE

Unit 82, 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 LONDON

33 Margaret Street
London
W1G 0JD

[savills.co.uk](https://www.savills.co.uk)

savills

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

Ground Floor 671 sq ft 62.3 sq m

We are seeking offers in the region of **£25,000** per annum exclusive.

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: £18,750 pa

UBR (2021/22): 0.499 p

Rates Payable: £9,356 pa

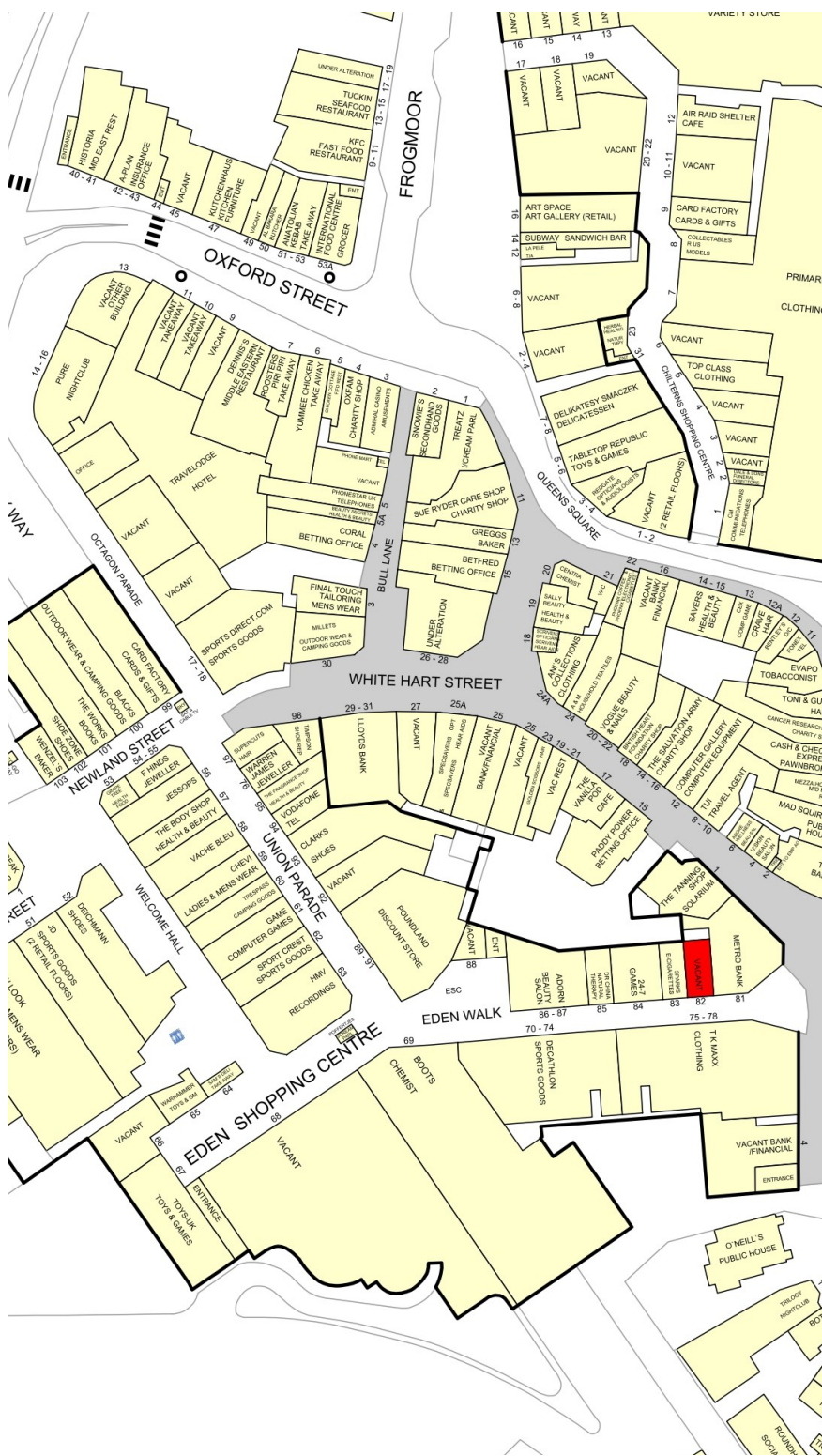
Interested parties are advised to make their own enquires with the local authority.

The current service charge for the financial year is £4,331 per annum.

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

Available upon request.

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



07967 697 904

07811 683 198

02073187828

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

June 2021

