



Commercial Property Consultants

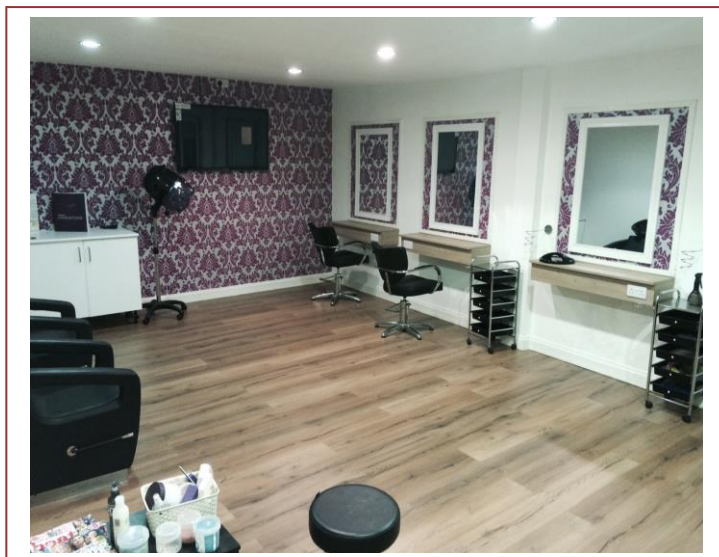
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PROPERTY PARTICULARS

PRELIMINARY PARTICULARS

**Prominent Town Centre Retail Unit
Located Directly Opposite
Eden Shopping Centre**

**117-119 Oxford Road
High Wycombe
Bucks HP11 2DN**



1,988 sq.ft. (184.69 sq.m.) approximate Net Internal Area

TO LET

LOCATION

The property is prominently located fronting Oxford Road (A40) in High Wycombe Town Centre opposite the Eden Shopping Centre and adjacent to the new Sainsbury's Superstore.

DESCRIPTION

A two-storey building of traditional brick construction under pitched slate tiled roof. The property provides open plan ground floor retail accommodation behind modern full width glassed frontage.

At first floor level open plan sales/storage space can be found with toilet and kitchen facilities.

ACCOMMODATION (approx. Net Internal Area)

Ground Floor -	1,261 sq.ft.
First Floor Ancillary -	727 sq.ft.
Total -	1,988 sq.ft.

TERMS

The property is available To Let on a new full repairing and insuring lease, for a term by arrangement.

RENT

£35,000 per annum exclusive of business rates, utilities, insurance, and VAT.

LEGAL COSTS

Each party to bear their own legal costs involved in the transaction.

RATEABLE VALUE

The Valuation Office website indicates a 2017 Rateable Value of £17,000. The rate in the £ for 2017/18 is 46/6p.

ENERGY PERFORMANCE RATING: E – 106.

VIEWING - Strictly by appointment with the Sole Agents:-

Duncan & Bailey-Kennedy
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