

# SHOP TO LET

## HIGH WYCOMBE

Unit 15, 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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33 Margaret Street  
London  
W1G 0JD

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## Accommodation

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

Ground Floor      603 sq ft      56 sq m

## Rent

We are seeking offers in the region of **£50,000** per annum exclusive.

## 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

Rateable Value:    £46,000 pa

UBR (2021/22):      0.499 p

Rates Payable:      £22,954 pa

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

## Service Charge

The current service charge for the financial year is £3,727 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

**Gary Darrell**

[GDarrell@savills.com](mailto:GDarrell@savills.com)

07967 697 904

**Olly Eades**

[OEades@savills.com](mailto:OEades@savills.com)

07811 683 198

or via our Joint Agent:

**JLL**

[www.jll.co.uk](http://www.jll.co.uk)

02073187828

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