



## PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



### OFFICE WITH PARKING

557sf (52sm)

### TO LET

92 High Street, Great Missenden,  
Bucks HP16 0AN

- 2 Car Spaces.
- Private Kitchen and WC facilities.
- Central Heating.
- LED lighting.

#### LOCATION

The office is in the centre of the village, fronting the southern end of Great Missenden High Street, opposite the junction with Church Street.

Amersham and High Wycombe are approximately 5 miles and 6 miles to the south east and south west respectively.

As well as various retail and leisure facilities, the village itself has a main line railway station serving the Chiltern Line with regular services to London Marylebone.

What3Words Location: [///scorched.profile.vines](https://www.what3words.com/?w3w=///scorched.profile.vines)





## DESCRIPTION

The property provides three individual offices on the first floor, as well as a private kitchen and wc facilities.

Each room has LED spot lighting and perimeter trunking.

Two car spaces in the car park at the rear of the building, accessed from Back Lane, are included.

## ACCOMMODATION

|            |              |
|------------|--------------|
| Office 1 – | 155sf (14sm) |
| Office 2 - | 242sf (23sm) |
| Office 3 - | 160sf (15sm) |

## RENT

**£14,000** per annum, we are informed there is no VAT applicable to the rent.

In addition, the tenant will pay a contribution to the upkeep and maintenance of the building structure, exterior and car park.

## LEASE

The offices are available on terms to be agreed.

## EPC RATING – D(90)

**BUSINESS RATES** – The Rateable Value in the Rating List is £7,500. Qualifying “small businesses” are likely to have no Rates to pay. Confirmation of the Rates payable should be sought from Buckinghamshire Council 0300 131 6000.

## VIEWING

Strictly by appointment through the sole agents:

**PHILIP MARSH COLLINS DEUNG**

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February 2026



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