

SHOP TO LET

HIGH WYCOMBE

Unit 33, 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
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Accommodation

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

Ground Floor	1,028 sq ft	95.5 sq m
First Floor	1,253 sq ft	116.4 sq m
Total	2,281 sq ft	211.9 sq m

Rent

We are seeking offers in the region of **£80,000** 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: £64,000 pa

UBR (2021/22): 0.512 p

Rates Payable: £32,768 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 £16,119 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.



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