

**TO
LET**



High Wycombe

Octagon Parade, Octagon Parade , High Wycombe
HP11 2HU

A1 Retail

2,283 Sq Ft (212.09 Sq M)

This high quality retail unit forms part of a substantial town centre redevelopment, including Travelodge and Sports Direct. The unit is open-plan, and has been fitted out to a good standard. The frontage is immediately next door to the Travelodge entrance on Octagon Parade.

The property is currently occupied by a hairdressers and may be available by way of a new lease on terms to be agreed and subject to vacant possession.



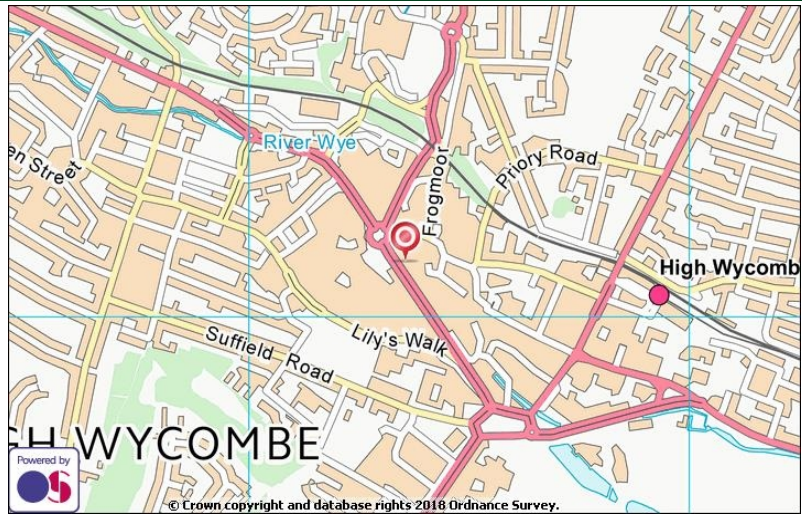
RENT
£35,000 Per Annum
EPC
D 77

Rateable Value £40,500

LOCATION:

The unit is within 100 metres of the busiest entrance to Eden Shopping Centre, which offers an attractive retail and leisure destination dominating the local catchment. A catchment size of 592,000 generates an annual non-grocery spend of circa £2.7bn.

MAP:



- Attractive retail unit
- May be available by way of a new lease with the landlord
- Open-plan layout
- LED spot lights
- Located adjacent to the Travelodge and Sports Direct

TENURE
Leasehold

LEGAL COSTS
Each party responsible for their own costs



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