

**Commercial Property Consultants**

Offices at High Wycombe and Marlow

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**PROPERTY PARTICULARS**

*Preliminary Particulars*

**SHOP TO LET**

**Suitable For A Variety of Uses including Restaurant /  
Takeaway  
Subject to Planning**

**1,365 Sq Ft (126.9 Sq M) Approximate Net Internal Area**



**39 High Street  
Princes Risborough  
Bucks HP27 0AX**

## **LOCATION**

Princes Risborough is an affluent town in Buckinghamshire, and is located approximately 9 miles south of Aylesbury, 8 miles north-west of High Wycombe, and 40 miles north-west of London.

The town is anchored by a large Marks & Spencer's which is positioned at the southern end of the High Street. Operators within the close vicinity include Lloyds Pharmacy, W H Smiths, Card Factory, Dominos Pizza, and Costa Coffee.

## **DESCRIPTION**

The property comprises a mid-terraced, two storey building situated within the main retail pitch on the High Street. The property comprises ground and first floors with a small garden to the rear.

## **ACCOMMODATION** – (Approximate Net Internal Area):

Ground Floor -	1,021 sq.ft. (94.9 sq.m)
First Floor -	344 sq.ft. (32.0 sq.m)
<b>TOTAL -</b>	<b>1,365 sq.ft. (126.9 sq.m)</b>

## **TERMS**

A new Full Repairing and Insuring lease is offered for a term to be agreed.

## **RENT**

£28,000 per annum exclusive.

The above rent is exclusive of business rates, service charge, insurance and utilities.

## **VAT**

Will be applicable to this transaction.

## **PLANNING**

The unit currently benefits from A2 use. It is understood the landlord is in the process of applying for A3, A4, and A5 licences.

## **RATES**

The Valuation Office website indicates a 2019 Rateable Value of £18,000. Interested parties should make their own enquiries with the Local Authority with regard to actual rates payable.

## **LEGAL COSTS**

Each party is to be responsible for their own legal costs.

## **ENERGY PERFORMANCE RATING** – E – 117.

## **VIEWING** – Strictly by appointment with the Sole Agents:

**Duncan Bailey Kennedy**  
**FAO: Stephen Bailey-Kennedy / Will Janes**  
**Telephone: 01494 450951**  
**Email: [steveb@dbk.co.uk](mailto:steveb@dbk.co.uk) / [willj@dbk.co.uk](mailto:willj@dbk.co.uk)**

**Ref: 10546/1018**

