

TO LET

# HIGH WYCOMBE

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## TOWN CENTRE RETAIL

VARIOUS RETAIL & STORAGE  
UNITS FROM  
600 - 11,000 SQ FT

**A1/A2/A3/A4/A5**

M&S

eden  
High Wycombe

 chandler  
garvey



## Overview

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**EDEN Shopping Centre** was constructed in 2008 and is currently home to 120 local and national retailers, restaurant and leisure operators across c. 850,000 sq ft, including a 12-screen Cineworld, Hollywood Bowl, Fitness Gym, House of Fraser, TK Maxx, Decathlon, H&M, New Look, Wagamamas & Nandos. It is one of the largest centres in the South East with a catchment area containing 420,000 residents.

White Hart Street is the main pedestrian shopping route in the heart of the Town Centre and leads to the busiest entrance to the Eden Shopping Centre which has an annual footfall of 14m. Occupiers include Lloyds Bank, TUI and the Vanilla Pod café.

## Location

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Eden Shopping Centre provides **850,000 sq ft** of retail and leisure space, in the heart of High Wycombe town centre, and is one of the most significant retail developments within the region. A directory of occupiers is available on the Eden website.

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



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# Key Facts

## Marketing Capabilities

Extensive onsite marketing capabilities with engaging social and digital platforms available for tenant promotions.

## Key Benefits of the centre



420k Residents in catchment area



Household income 52% above national average



SEG Profile 67% ABC1 (26% above the UK average)



Close proximity to a wide range of local and national occupiers



Visit Frequency 44 visits per annum



Average Clothing & Footwear spend of £63 per visit per party



Average Food & Beverage spend of £14 per visit per party



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# Description

Various retail units located in Union Parade, Eden Walk and White Hart Street are available on **longer term leases**. Nearby retailers include Decathlon, Clarks, Boots, Jessops, The Body Shop, Vodafone and a **new** 20,000 sq ft TK Maxx. Other retailers in the centre include House of Fraser, Next, M&S, Gap, Zara, H&M and Superdry.

## Accommodation

UNIT NUMBER	SIZE (sq ft)	RENT £ PER ANNUM EXCL	USE CLASS
30 White Hart Street (Millets)	GF - 1,363 FF - 1,761	£50,000	A1
Unit 3 at 27-31 White Hart Street (Shoe Zone)	2,658	£39,000	A1
Unit 5 at 27-31 White Hart Street (William Hill)	2,092	TBC	Suis Generis Betting Office
20-22 White Hart Street	810	£32,000 COMPLETED	A1
19-21 White Hart Street	1,749	£25,000 UNDER OFFER	A3
4 Pauls Row	3,592	£40,000	A2
Unit 84 Eden Walk	2,530	COMPLETED	A1
Unit 88 Eden Walk	700	TBC	A1
Part of FF 89-91 Union Parade (Above Poundland)	4,000 approx	TBC	Storage
Unit 58 Union Parade	1,935	£50,000	A1
Unit 66 Kids zone	600	£15,000	A1
R1, Eden Shopping Centre (Frankie & Bennys)	4,788	TBC	A3/A4



### Rent

The quoting rents are available on application.



### Service Charge

There is a service charge covering common facilities and the maintenance of the centre. Further details on request.



### Leases

New leases are available for a minimum period of 5 years.



### Legal Costs

Each party will bear its own legal costs.



### Rateable Value

Rateable value TBC.





# Unit Locations

- 1 30 White Hart Street
- 2 Unit 3 at 27-31 White Hart Street
- 3 Unit 5 at 27-31 White Hart Street
- 4 20-22 White Hart Street
- 5 19-21 White Hart Street
- 6 4 Pauls Row
- 7 Unit 84 Eden Walk
- 8 Unit 88 Eden Walk
- 9 Part of FF 89-91, Union Parade
- 10 Unit 58 Union Parade
- 11 Unit 66 Kids Corner
- 12 R1, Eden Shopping Centre





# Viewing

Strictly by appointment  
Please contact:

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