

TO LET

8,075 Sq Ft (750.17 Sq M)

- Prominent town centre retail unit
- Prime retailing location
- Ground floor open plan sales area with first floor storage
- Rear loading with goods lift
- Neighbouring occupiers include McDonalds, B&M, Natwest and Boots



40 High Street
High Wycombe, HP11 2AG

>D KirkbyDiamond

Contact: Matthew Bowen or Hugo Harding

Tel: 01727 575 445

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LOCATION

- The property is situated in a prominent position on High Street in High Wycombe town centre towards the eastern end of the pedestrianised zone, close to its junction with Corporation Street
- High Wycombe train station is approximately 350 metres to the north east.
- The A404 is 200 metres to the south which provides access to the M40.

/// what3words

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Google Maps

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DESCRIPTION

- The property comprises a ground floor open plan retail area with storage, a goods lift and loading to the rear
- The first floor comprises open plan storage, the second floor comprises staff WCs, kitchen and break out area
- The property benefits from rear loading, suspended ceiling with inset Cat II lighting to the ground floor and would suit a variety of uses within Class E

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £60,000. VAT is payable

ACCOMMODATION

Ground Floor Retail	251.11 SQ M	2,703 SQ FT
Ground Floor Storage	74.51 SQ M	802 SQ FT
First Floor Storage	375.87 SQ M	4,046 SQ FT
Second Floor Staff Area	48.68 SQ M	524 SQ FT
Total	750.17 SQ M	8,075 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-66

Business Rates: The rateable value is £56,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

CONTACT:

MATTHEW BOWEN
07442 820 386 matthew.bowen@kirkbydiamond.co.uk

HUGO HARDING
07425 243 317 hugo.harding@kirkbydiamond.co.uk

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