

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



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

///rewarding.pumps.exist

Google Maps

Click here



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

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP