

# TO LET

1,150 Sq Ft (106.84 Sq M)

- Retail Area with Counter
- Basement Space
- Display Window
- Opposite a Car Park



**4 High Street**  
**Winslow, Buckingham, MK18 3HF**

Contact: Tate James or Nick Bosworth  
Tel: 01908 678 800  
eddisons.com





## Location

- The retail space on offer is located close to the Market Square with ample parking available opposite the property. In this busy position, there is a One Stop convenience store, post office, barbers, pharmacy, two pubs and an estate agency.
- Located near Buckingham, Winslow offers the charm of a traditional market town, where the historic market square hosts a popular monthly Farmers' Market and community events, creating a busy environment for near by businesses.
- The town is set to benefit from significant investment, with the Local Plan under review to deliver around 47,000 new homes across the wider Local Authority area by 2035.

 what3words

[///collected.shape.cement](https://collected.shape.cement)

 Google Maps

[Click here](#)

in f 

 RICS  
Registered by RICS

## Description

- Prime position retail place in Winslow, on High Steet facing onto the Market Square and the main car park.
- Ground floor retail area with kitchen/staff room and a basement providing further retail space and storage.
- Additional amenities are:
  - Gas Central Heating System
  - Suspended Ceilings
  - LED and spot lights
  - Display window to front elevation
  - Glazed entrance door
  - Retail area with counter
  - Wood-effect flooring

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £12,000 per annum exclusive. VAT - TBC.

## Accommodation (Net Internal Area\*)

Ground Floor	59.36 SQ M	639 SQ FT
Basement	47.47 SQ M	511 SQ FT
<b>Total</b>	<b>106.84 SQ M</b>	<b>1,150 SQ FT</b>

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

EPC: D-80

**Business Rates:** The rateable value is £8,200. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

TATE JAMES

[07810 746 885](tel:07810746885) [tate.james@eddisons.com](mailto:tate.james@eddisons.com)

NICK BOSWORTH

[07721 128 798](tel:07721128798) [nick.bosworth@eddisons.com](mailto:nick.bosworth@eddisons.com)

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees 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 (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.