

# TOWN CENTRE RETAIL UNIT - TO LET



**565sq.Ft. (52.50sq.M.) approx. N.I.A.**

1a Castle Street  
**High Wycombe**  
Bucks  
HP13 6RZ

**SUITABLE FOR A VARIETY OF USES S.T.P.**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | High Wycombe office 01494 341530



## Location

The property is situated within the town centre of High Wycombe. Nearby retailers include Primark, The Massage Company, The Post Office, Greggs, CEX, The lounge and various others to name a few. High Wycombe is well positioned, offering good transport links via the M40, M25 and M4 via the A404, to London, Maidenhead & Birmingham. The mainline railway station provides a direct service to London Marylebone and is within a short walking distance from the premise.

## Description

The accommodation can be found within a period terrace, providing open plan retail space at ground floor level with treatment rooms to the rear. There is a small courtyard to the rear. The accommodation is suitable for a variety of uses subject to planning permission.

Car parking is available to the rear of the property direct from the landlord at a cost of £1,200 per space per annum.

## Accommodation

	Sq. Ft.	M2
Ground floor	565	52.50

*Approx net internal area (NIA)*

## Terms

Passing rental: £15,000 per annum exclusive.

The above rents are exclusive of business rates, service charges, insurance, utilities and VAT.

The unit is available on an assignment of the existing lease, commenced 15th May 2019 to expire 14th May 2029 with a mutual break clause at the 5th anniversary of the lease term. Or a new full repairing and insuring lease with terms to be agreed by negotiation maybe available direct from the landlord.

## Energy Performance Rating

TBC

## Business rates

The billing authority is Buckinghamshire Council

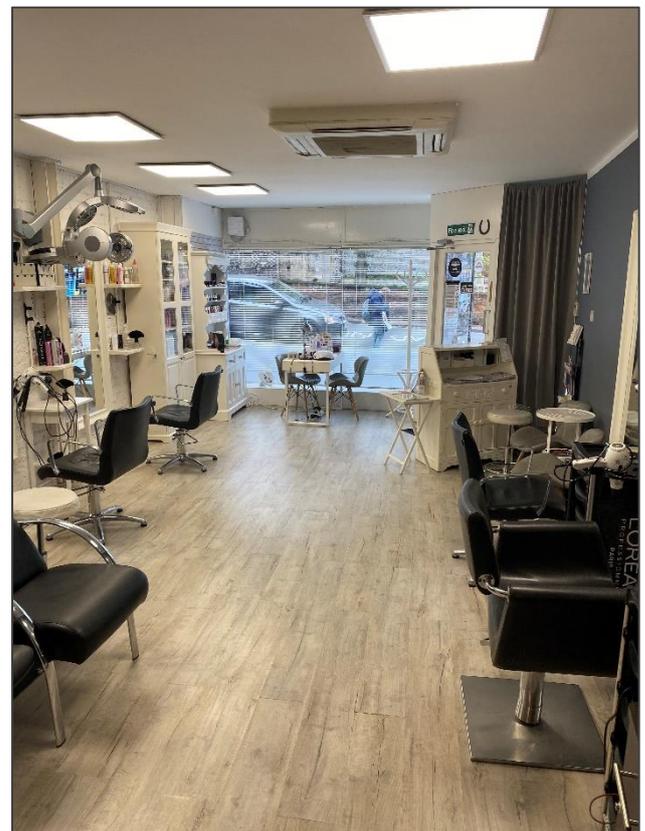
Rateable value: £10,250

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.



## Viewing and further information

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