



Commercial Property Consultants

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PROPERTY PARTICULARS

Preliminary Particulars

**PROMINENT TOWN CENTRE RETAIL UNIT
WITH PARKING**

**45-46 Oxford Road
High Wycombe
Bucks HP11 2EB**



RETAIL SHOP

**From 597.47 Sq Ft — 2,288 Sq Ft
Approximate Net Internal Area
FF Offices: 1,655 Sq Ft**

TO LET

LOCATION – The premises occupy a prominent position fronting Oxford Road in the town centre, immediately opposite the 40 Oxford Road office block and around the corner from the new Eden Shopping Centre and is adjacent to Sainsbury's Superstore.

DESCRIPTION – The available accommodation comprises ground floor retail space with two-sided shop front windows and shared male and female toilets with additional office space available by separate negotiation.



Ground Floor Retail - From 597.47 sq.ft. - 2,288 sq.ft.
First Floor Offices - 1,655 sq.ft.

AMENITIES

- Ground Floor Retail Unit
- Offices Available By Separate Negotiation
- Male & Female WC's
- Prominent Location

TERMS – The office is available to let on a new effective full repairing and insuring lease for a term to be agreed.

RENT – £37,500 per annum exclusive, plus VAT.

First floor offices available by separate negotiation.

The above rent is exclusive of all other outgoings, such as business rates, service charge, utilities, and building insurance.

RATES – The Valuation Office website indicates a 2017 Rateable Value of £18,750. Rate in the £ for 2017/18 is 46.6 pence.

ENERGY PERFORMANCE RATING – The EPC rating for this property is C - 59.

VIEWING – Strictly by appointment with Sole Agents:

Duncan & Bailey-Kennedy
FAO: Will Janes / Jim Sheldon
Email: willj@dbk.co.uk / jims@dbk.co.uk
Telephone: 01494 450951

Ref: AC11648/0118

