



AGENTS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTINGS
AGENTS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALES

Commercial Property Consultants

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PROPERTY PARTICULARS

RETAIL UNIT / CLASS E BUSINESS UNIT

**34 Crendon Street
High Wycombe
Bucks
HP13 6LS**



TO LET

962 Sq ft / 89.37 sq.m (APPROX. GIA)

HIGHLY VISIBLE TOWN CENTRE POSITION

LOCATION

The property is prominently situated on Crendon Street, High Wycombe which is a main thoroughfare through the town centre and is within 100 metres of the train station and close to the High Street.

DESCRIPTION

The property comprises a ground floor lock up retail unit with a fully glazed frontage, air conditioning, teapoint, WC and basement.

The premises could be used for a variety of uses under Class E such as retail, beauty, medical, educational and professional services.

ACCOMMODATION

The premises provide the following accommodation measured on an approximate Gross Internal Area basis:

Ground Floor:	597 sq ft / 55.47 sq m
Basement:	365 sq ft / 33.91 sq m
Total -	962 sq ft / 89.37 sq m

RENT

£17,500 per annum plus VAT exclusive of all other outgoings such as building insurance, business rates and utilities. A new effective full repairing and insuring lease will be granted for a term to be agreed.

RATES

The Valuation Office website indicates a 1st April 2023 Rateable Value of £12,750 for the ground floor retail premises. Rate in the £ is currently 49.9p. Rates relief may be applicable.

ENERGY PERFORMANCE RATING

B-34.

LEGAL COSTS

Each party is to be responsible for their own professional and legal fees.

VIEWING

By appointment with the Sole Agents Duncan Bailey Kennedy:-



Tom Good / Liam Ash

E: tomg@dbk.co.uk / liama@dbk.co.uk

T: 01494 450951



EG Radius Leaderboards