

TO LET

RETAIL
UNIT

488 sq.ft (45 sq.m)

- Prominent ground floor retail unit
- Town centre location
- Close to High Wycombe train station
- To be refurbished

100% RATES RELIEF AVAILABLE*

Due to Covid-19



TO BE REFURBISHED

**5 Queen Victoria Road, High Wycombe, Buckinghamshire,
HP11 1BA**

LCP

020 7233 5255
www.lcpproperties.co.uk

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DESCRIPTION

The unit provides an open plan sales area with a 17ft (5.19m) frontage. WC, and rear access.

AREAS (approx. NIA)

	Sq.ft	Sq.m
Ground Floor Sales	488	45



LOCATION - HP11 1BA

The property is situated on Queen Victoria Road in High Wycombe Town Centre. The property is within walking distance of the new Eden Shopping Centre together with High Wycombe bus station, railway station and Council offices. The railway station provides regular services to London Marylebone and Birmingham Snow Hill. High Wycombe also provides access to the national motorway network at junction 4 of the M40 and junction 8/9 of the M4 via the A404.



SERVICE CHARGE & INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

RENT

£12,500 per annum exclusive, plus VAT.

RATEABLE VALUE

£8,300 per annum

SERVICES

The unit has electricity and water connected.

ENERGY PERFORMANCE

EPC Rating C (73). Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

RATES RELIEF

Rates Payable: £nil (Rating Year 2020/2021). The incoming tenant will benefit from 100% rates relief for the tax year 2020/2021. Interested parties are advised to make their own enquiries with the local authority.

VIEWING

Strictly via prior appointment with the appointed agent:



Marcus Smith

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Owned and Managed by

LCP

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*Potential occupiers to make own enquiries to clarify accuracy of data.

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