



Unit 61 Eden Centre

5 Union Parade, High Wycombe, HP11 2BQ

TOWN CENTRE RETAIL

2,319 sq ft
(215.44 sq m)

- Ground floor retail unit
- Prime town centre location
- Close proximity to a wide range of local & national occupiers
- 420k Residents in catchment area
- Annual footfall in excess of 12 million per annum
- New leases are available on terms to be agreed

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Summary

Available Size	2,319 sq ft
Rent	Rent on application
Rates Payable	£14,464 per annum
Rateable Value	£28,250
Service Charge	£13,362 per annum There is a service charge covering common facilities and the maintenance of the centre.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

EDEN Shopping Centre was constructed in 2008 & is currently home to 120 local & national retailers, restaurant & leisure operators across c. 850,000 sq ft, inc. a 12-screen Cineworld, Hollywood Bowl, Fitness Gym, House of Fraser, TK Maxx, Decathlon, H&M, New Look, Wagamamas & Nandos.

It is one of the largest centres in the SE with a catchment area containing 420,000 residents and has an annual footfall in excess of 12 million per annum. There are a number of exciting new projects ongoing to improve the tenant mix and footfall within the scheme.

Location

Unit 61 is located within the Eden Centre on Union Parade and the nearby retailers include Decathlon, Clarks, Boots, The Body Shop and Vodafone.

High Wycombe town centre has an extensive range of retail and leisure facilities and also an excellent train service to London Marylebone with a fastest direct journey time of less than 30 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail Unit	1,849	171.78
1st - Office/Storage	470	43.66
Total	2,319	215.44

Terms

New leases are available on flexible terms.



Viewing & Further Information



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