



102 Easton Street
High Wycombe, HP11 1LT

**TOWN CENTRE
RETAIL UNIT -
PROMINENT
LOCATION**

586 sq ft
(54.44 sq m)

- Prominent location on town centre crossroads
- Large retail frontage
- Open plan layout
- Fitted to a good standard with spot lights & vinyl flooring
- Gas central heating
- Kitchenette and WC facilities

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Summary

Available Size	586 sq ft
Rent	£16,800 - £20,000 per annum
Rates Payable	£4,491 per annum Based on the April 2023 valuation. Small Business Rates Relief may apply.
Rateable Value	£9,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Description

The property is located on the edge of High Wycombe town centre, benefiting from a prominent position close to the main junction with the High Street & Queen Victoria Road within walking distance of High Wycombe mainline train station.

The unit comprises an open plan retail space fitted out to a good standard throughout with spot lights, vinyl flooring, gas central heating, kitchenette and WC facilities.

Location

Located on the edge of High Wycombe town centre, nearby occupiers include Connells & Chancellors. The Eden Centre is within easy walking proximity with plenty of car parking options close by.

High Wycombe is situated on the M40, offering good road communication links to M25 & M4 with Heathrow. High Wycombe main line train station is only a few minutes' walk away with frequent services to London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail Unit	586	54.44
Total	586	54.44

Terms

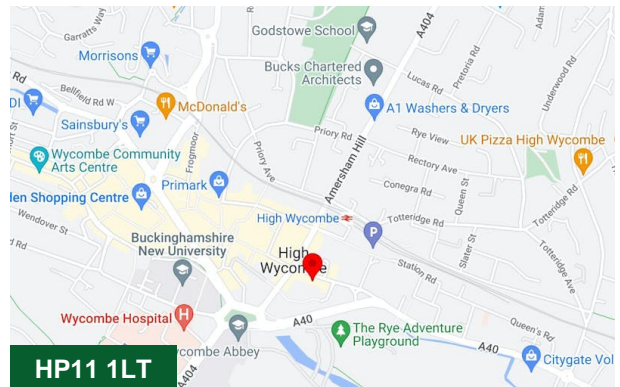
Assignment of the current tenants existing lease.

10 Year lease starting from 20 September 2023 with a break at the end of the 5th year.

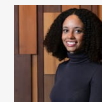
Year 1 & 2 = £16,800 pax

Year 3 & 4 = £18,000 pax

Year 5 = £20,000 pax



Viewing & Further Information



Neave DaSilva

01494 796054 | 07827 908926

nds@chandlergarvey.com