



## Unit 20 Octagon Parade

High Wycombe, HP11 2HU

### TOWN CENTRE RETAIL UNIT

2,283 sq ft  
(212.10 sq m)

- Large Retail Frontage
- Neighbouring the Eden Centre Entrance
- Shell Condition
- Suitable for a variety of uses under Class E
- WC

# Unit 20 Octagon Parade, High Wycombe, HP11 2HU

## Summary

Available Size	2,283 sq ft
Rent	£35,000 per annum
Rates Payable	£20,209.50 per annum
Rateable Value	£40,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (56)

## Description

Centrally located in High Wycombe, this large ground floor retail unit is situated within 100 metres of the busiest entrance to Eden Shopping Centre and is next to the Travelodge.

The unit has been stripped down to a shell allowing a new tenant to fitout to suit their own needs. There is a large display window, and the property is suitable for a variety of uses under Class E.

## Location

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.

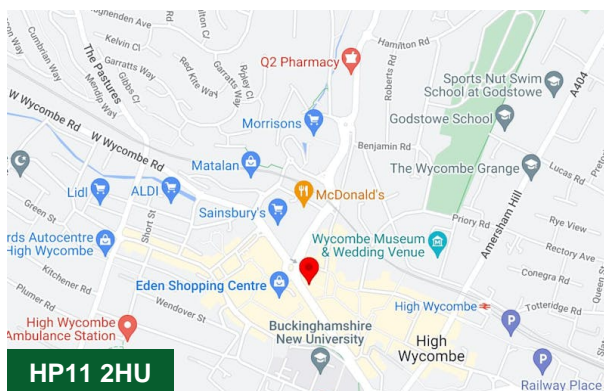
High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region

## Accommodation

Name	sq ft	sq m	Availability
Ground	2,283	212.10	Available
<b>Total</b>	<b>2,283</b>	<b>212.10</b>	

## Terms

A new lease will be offered on terms to be agreed.



## Viewing & Further Information



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