



## Eden Shopping Centre

White Hart Street, High Wycombe, HP11 2DQ

### TOWN CENTRE RETAIL

1,670 to 4,089 sq ft  
(155.15 to 379.88 sq m)

- Various retail & storage units available
- Close proximity to a wide range of local & national occupiers
- 420k Residents in catchment area
- Household income 52% above national average
- SEG Profile 67% ABC1 (26% above the UK average)

# Eden Shopping Centre, White Hart Street, High Wycombe, HP11 2DQ

## Summary

<b>Available Size</b>	1,670 to 4,089 sq ft
<b>Business Rates</b>	To be advised
<b>Service Charge</b>	TBC. To cover the common facilities and the maintenance of the centre
<b>VAT</b>	Applicable. VAT is payable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (87)

## Description

EDEN Shopping Centre was constructed in 2008 & is home to a vast array of local & national retailers, restaurant & leisure operators across c. 850,000 sq ft, inc. a 12-screen Cineworld, Hollywood Bowl, Primark (coming soon), Anytime Fitness, Buzz Gyms, TK Maxx, Marks & Spencer, H&M, New Look, Wagamamas & Nandos.

It is one of the largest centres in the SE with a catchment area containing 420,000 residents. Various retail units located in Union Parade, Eden Walk & White Hart Street are available on longer term leases. White Hart Street is the main pedestrian shopping route in the heart of the Town Centre & leads to the busiest entrance to the Eden Shopping Centre which has an annual footfall of 14m. New leases available on terms to be agreed.

## 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.

## Business Rates

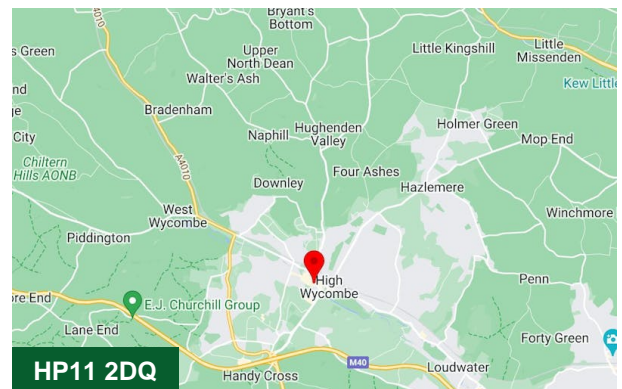
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## EPC

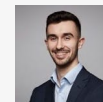
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## Accommodation

Name	sq ft	sq m	Availability
Unit - 57	1,670	155.15	Available
Unit - 61	2,178	202.34	Available
Unit - 67	4,089	379.88	Let
Unit - 84	2,975	276.39	Available
Unit - 92	2,661	247.21	Available
<b>Total</b>	<b>13,573</b>	<b>1,260.97</b>	



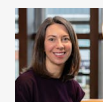
## Viewing & Further Information



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