



Unit 84 Eden Shopping Centre

High Wycombe, HP11 2AW

TOWN CENTRE RETAIL

2,975 sq ft
(276.39 sq m)

- E class / A1 retail
- Ground floor retail
- 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	2,975 sq ft
Rent	Rent on application
Rates Payable	£15,344.25 per annum based on 2023 valuation
Rateable Value	£30,750
Service Charge	£17,139.10 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

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.

Unit 84 is split over 2 floors with a ground floor retail space and 1st floor office/staff area.

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.

Accommodation

Name	sq ft	sq m
Ground - Retail	1,400	130.06
1st - Office/Staff Room	1,575	146.32
Total	2,975	276.38

Terms

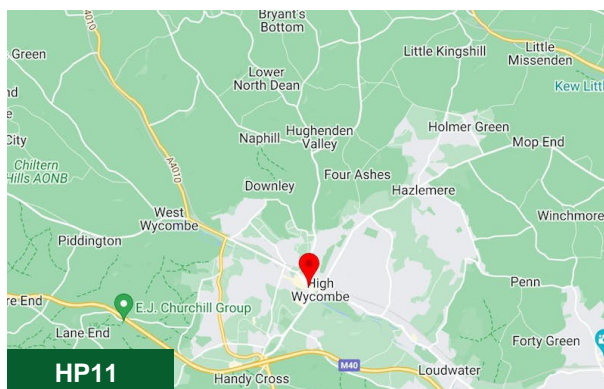
Available on a new lease direct from the Landlord on terms to be agreed.

Business Rates

The rateable value is £36,750 per annum

EPC

C74

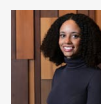


Viewing & Further Information



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