



## Unit R1 Eden Shopping Centre

High Wycombe, HP11 2DB

### **FULLY FITTED TOWN CENTRE RESTAURANT UNIT**

**5,173 sq ft**  
(480.59 sq m)

- Fully fitted restaurant
- Prominent position - next to Hollywood Bowl, Cineworld and Yo Sushi
- Town centre location
- 420k Residents in catchment area
- Annual footfall in excess of 12 million per annum
- New leases are available on terms to be agreed

# Unit R1 Eden Shopping Centre, High Wycombe, HP11 2DB

## Summary

<b>Available Size</b>	5,173 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£37,674.50 per annum Based on April 2023 valuation
<b>Rateable Value</b>	£75,500
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (31)

## Description

Unit R1 is situated in the popular leisure area of Eden Shopping Centre, prominently located in front of the escalators on the upper floor next to Hollywood Bowl, Yo Sushi and Cineworld.

Previously Cinquieme, the unit is a fully fitted restaurant and features an additional mezzanine providing extra seating space.

The Eden Shopping Centre 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

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.

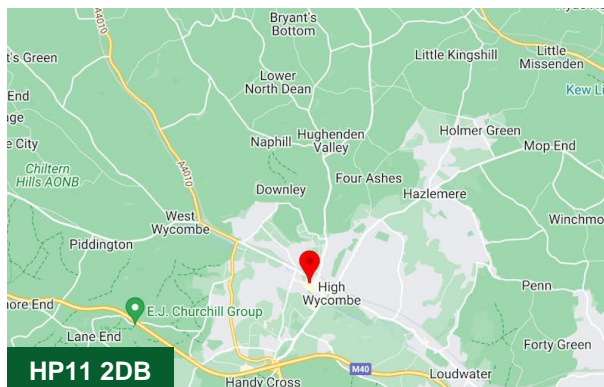
High Wycombe town centre has an extensive range of retail and leisure facilities and also an excellent train service to London Marylebone with a fastest direct journey time of less than 30 minutes.

## Accommodation

Name	sq ft	sq m
1st	3,172	294.69
Mezzanine	2,001	185.90
<b>Total</b>	<b>5,173</b>	<b>480.59</b>

## Terms

A new lease is available direct from the landlord on terms to be agreed.



## Viewing & Further Information



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