



## 2-3 High Street

High Wycombe, HP11 2AZ

### **SUPERB GRADE II LISTED HIGH STREET BUILDING**

**2,154 sq ft**  
(200.11 sq m)

- Town centre building over four floors
- Original features including feature protected wall, fireplaces, beams etc
- Vaulted ceilings with original beams on the second floor
- Could be used for a variety of purposes, retail, leisure, medical, community
- Air conditioning, mechanical ventilation, wood & wood-effect flooring, spot lighting

# 2-3 High Street, High Wycombe, HP11 2AZ

## Summary

<b>Available Size</b>	2,154 sq ft
<b>Rent</b>	£35,000.00 per annum
<b>Price</b>	Offers in excess of £350,000.00
<b>Rates Payable</b>	£7,734.50 per annum 2023
<b>Rateable Value</b>	£15,500
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Listed building

## Description

The property comprises a Grade II Listed building over four floors. The most recent use for the building was as a cocktail bar. The ground floor is divided by a protected feature wall and has access to the basement (suitable for storage) and WC.

There is both internal and separate access to the 1st & 2nd floors – stairs (and a stairlift) lead you up to a lobby at the 1st floor level. The 1st floor comprises good open space with exposed beams, a feature fireplace, WC and a platform lift to the 2nd floor. On the 2nd floor there is a further open area which also features an original vaulted ceiling with exposed beams.

The accommodation has the benefit of many original features, including exposed beams, fireplaces, a vaulted ceiling and the encased wall. There is air-conditioning throughout (providing both heating and cooling), mechanical ventilation, WCs on each level with DDA compliance access to all levels, spot lighting and both wood and wood-effect flooring throughout.

## Location

The property is situated within a busy stretch of the main High Street of High Wycombe, close to a mix of independent and national retailers such as TK Maxx, WH Smith, McDonald's, The Merletto Lounge and the Eden Shopping Centre.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	542	50.35	Available
Ground	518	48.12	Available
1st	491	45.62	Available
2nd	603	56.02	Available
<b>Total</b>	<b>2,154</b>	<b>200.11</b>	

## Terms

A new lease will be offered on a sub-letting basis or our client will consider a sale of the long leasehold interest (c118 years).

## Money Laundering / Identity Checks

Money Laundering / Identity checks will be carried out on all purchaser/tenants and proof of identity documents will be required.



## Viewing & Further Information



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