



96 Easton Street

High Wycombe, HP11 1LT

**UNDERGOING
REFURBISHMENT**

566 sq ft
(52.58 sq m)

- Garage & Basement
- Rear access to courtyard
- Open plan layout
- Centrally located near High Wycombe train station
- Vinyl flooring
- LED lighting
- Cloakroom area with sink and WC

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Summary

Available Size	566 sq ft
Rent	£18,000.00 per annum
Rates Payable	£4,990 per annum Based on 2023 valuation. Small business rates relief may apply.
Rateable Value	£10,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	566	52.58	Available
Total	566	52.58	

Description

The property is located on the edge of High Wycombe town centre, benefitting from a prominent position close to the main junction with the High Street & Queen Victoria Road within walking distance of High Wycombe mainline train station.

The unit will comprise an open plan space with rear access to the yard and WC. The unit will also benefit from LED lighting and vinyl flooring once refurbished. There is also a garage and a small basement storage area.

Location

Located on the edge of High Wycombe town centre, nearby occupiers include Connells & Chancellors. The Eden Centre is within easy walking proximity with plenty of car parking options close by.

High Wycombe is situated on the M40, offering good road communication links to M25 & M4 with Heathrow. High Wycombe main line train station is only a few minutes' walk away with frequent services to London.

Terms

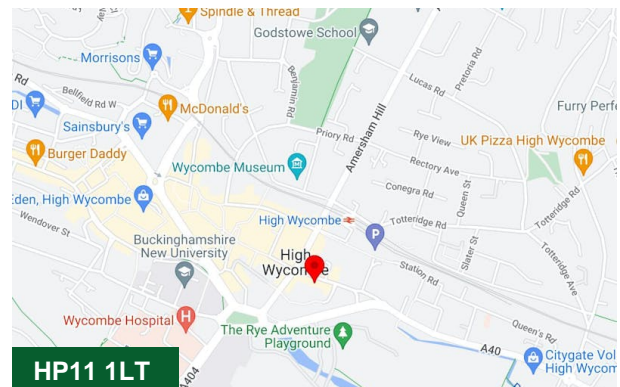
A new lease is available direct from the landlord on terms to be agreed.

Business Rates

The rateable value is £10,000, small business rates relief may apply.

Money Laundering and Identity Checks

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



Viewing & Further Information



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