



94 Easton Street

High Wycombe, HP11 1LT

UNDERGOING REFURBISHMENT

256 sq ft
(23.78 sq m)

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

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Summary

Available Size	256 sq ft
Rent	£9,000 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (46)

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 comprises an open plan space with rear access to the yard and small cloakroom area with sink and WC. The unit will also benefit from LED lighting and vinyl flooring once refurbished.

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.

Accommodation

The accommodation comprises the following areas:

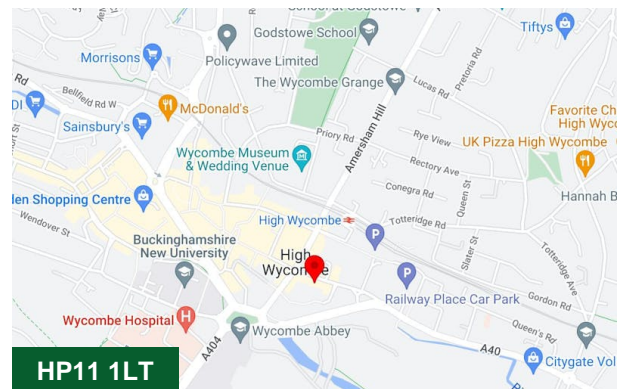
Name	sq ft	sq m	Availability
Ground	256	23.78	Available
Total	256	23.78	

Terms

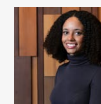
A new lease is available direct from the landlord on terms to be agreed.

Business Rates

The rateable value is £4,550, small business rates relief may apply.

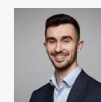


Viewing & Further Information



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