



17-19 Octagon Parade
High Wycombe, HP11 2HU

**PROMINENT
RETAIL UNIT WITH
FIRST FLOOR**

11,629 sq ft
(1,080.37 sq m)

- Prominent location by the entrance to the Eden Shopping Centre
- To be stripped out and white boxed by the landlord
- Large frontage with access from the front
- Rear access via service yard
- First floor retail with storage and staff kitchen & WCs

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Summary

Available Size	11,629 sq ft
Rent	£120,000 per annum
Rates Payable	£3.43 per sq ft
Rateable Value	£73,000
Service Charge	£1.48 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

Centrally located in High Wycombe, this large ground & first floor retail unit is situated within 10 metres of the busiest entrance to Eden Shopping Centre and is next to the Travelodge.

Formally occupied by Sports Direct, the unit includes a ground floor retail area with storage with rear access to the service yard. The property benefits from large windows fronting the main thoroughfare and excellent signage opportunities.

The first floor benefits from a further retail area with WCs and kitchen area to the rear. There is a lift to provide access to the first floor.

Suitable for retail / E class operators on a new lease direct from the landlord.

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.

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

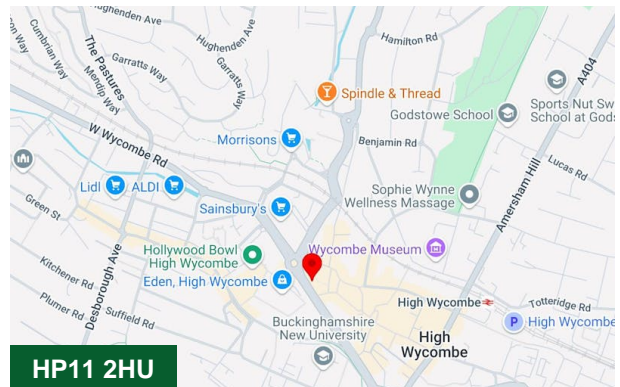
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	6,202	576.18	Available
1st	5,427	504.18	Available
Total	11,629	1,080.36	

Viewings

Viewings can be arranged directly with the agents.



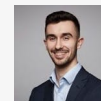
Viewing & Further Information



Joanna Kearvell

07887 793030

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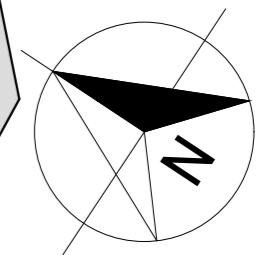
James Garvey

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INDICATIVE ONLY

NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
- 2) HOLLS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
- 3) ALL DIMENSIONS ARE IN METRES ONLY.
- 4) THE ORIGIN AND ORIENTATION OF THE SURVEY GRID RELATE TO AN ARBITRARY GRID.
- 5) ALL LEVELS ARE BASED ON AN ARBITRARY DATUM.
- 6) HATCHING SHOWN IN OUR DRAWINGS INDICATES THE AREAS/ELEMENTS THAT WERE NOT SURVEYED.

KEY

A	Alarm	HB	Hand Basin
A/C	Air Conditioner	HB	Handrail
ACH	Ach Height	IC	Intercom Cover
AL	Ach Level	IF	Iron Rolling Fence
ALH	Ach Spring Height	JL	Joystick Box
ALS	Ach Spring Level	L	Light
ATM	Automated Teller Machine	LB	Liter Bin
B	Balustrade	Max	Maximum
BGP	Break Glass Point	Min	Minimum
BH	Floor To Beam Height	Min	Minimum
Br	Brick	OCF	Open Boarded Fence
BSL	Brick Bearing Wall	OSBM	Obstruction Survey Bench Mark
BSL	Brick Soffit Level	P	Post
BSW	Brick Wall	PL	Plasterboard Light
BWF	Buried Wire Fence	PRF	Post and Rail Fence
CAF	Chain Link Fence	PS	Painting Stones
CCTV	Closed Circuit Television	PSF	Post and Wire Fence
CH	Chimney	Rd	Road
CH	Chimney	RdM	Road Metal
CF	Corrugated Iron Fence	R	Riser
CL	Chain Link Fence	RSD	Roller Shutter Door
CLF	Chain Link Fence	RJG	Ribbed Steel Joint
Col	Column	RKJG	Rain Water Pipe With Gully
Conc	Concrete	RWP	Rain Water Pipe
Conc	Concrete	SB	Sign Board
CP	Car Park	SBM	Site Bench Mark
CPS	Concrete Paving Slabs	SI	Spring Height
CR	Carport	SI	Slight
DH	Door Height	SO	Smoke Outlet
DI	Down Pipe	SP	Sign Post
DC	Drainage Channel	SS	Street Sensor
DH	Door Height	EM	Electricity Meter
EB	Electrical Junction Box	ES	Electricity Sensor
EM	Electricity Meter	ES	Electricity Sensor
ESG	Electrical Switchgear	ES	Electricity Sensor
FA	Fire Alarm	ES	Electricity Sensor
FB	Floor Beam	ES	Electricity Sensor
FC	Floor To Ceiling Height	ES	Electricity Sensor
FE	Fire Escape	ES	Electricity Sensor
FFL	Finished Floor Level	ES	Electricity Sensor
FFR	Fire Hose Reel	ES	Electricity Sensor
FL	Floor Level	ES	Electricity Sensor
FR	Fire Risk	ES	Electricity Sensor
G	Gully	ES	Electricity Sensor
GA	Gas Meter	ES	Electricity Sensor
GT	Gas Valve	ES	Electricity Sensor
H	Height	ES	Electricity Sensor

FLOOR PLAN SYMBOLS

- 25.50 Spot Level
- 3.50 Floor To Soffit Height
- F2.50 Floor To False Ceiling Height
- 25.00 Soffit Level
- 23.50 False Ceiling Level
- Stair Arrow (points up)
- Structural Overhead Slope (points up)
- Non-Structural Overhead Slope (points up)
- Roof Slope (points down)
- Structural Ceiling Vault/Half Vault
- Non-Structural Ceiling Vault/Half Vault

REVISIONS

REV	DATE	AMENDMENTS	INITIAL

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:
 PRELIMINARY TENDER CONSTRUCTION
 SKETCH MEASURED SURVEY CONTRACT

TITLE
PROVISIONAL FLOOR PLAN

CLIENT
 Legal & General Investment Management Ltd
 One Coleman Street
 London
 EC2R 5AA

PROJECT NAME
 Sports Direct
 17 Octagon Parade
 High Wycombe
 HP11 2HU

HOLLIS
 120 Aldersgate Street
 London
 EC1A 4JQ

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 W hollisglobal.com

DATE	06.08.2024	DRAWN BY	SPP
SCALE	1:100	CHECKED	AB
PROJECT	126721	LINE	101
ORIGINATOR	HLS	VOLUME/ZONE/BLDG	00
LEVEL	01	FILE	DISCIPLINE/TYPE
NUMBER	M2	STATUS	B
REVISION	10200	REVISION	A1
			COO



FIRST FLOOR

