



17-19 Octagon Parade, High Wycombe, HP11 2HU

**To Let | 11,629 sq ft**

PROMINENT RETAIL UNIT WITH FIRST FLOOR

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### TO LET

#### Summary

- Size: 11,629 sq ft
- Rent: £120,000 per annum
- Rates payable: £3.43 per sq ft
- Rateable value: £73,000
- EPC: B

#### Further information

- [View details on our website](#)
- [Microsite](#)

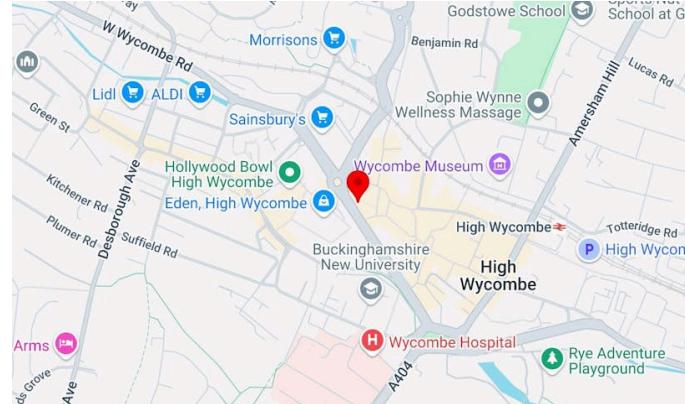
#### Viewings and Further Information



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#### 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.

Formerly 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.

#### Viewings

Viewings can be arranged directly with the agents.

#### VAT

Applicable

#### Legal fees

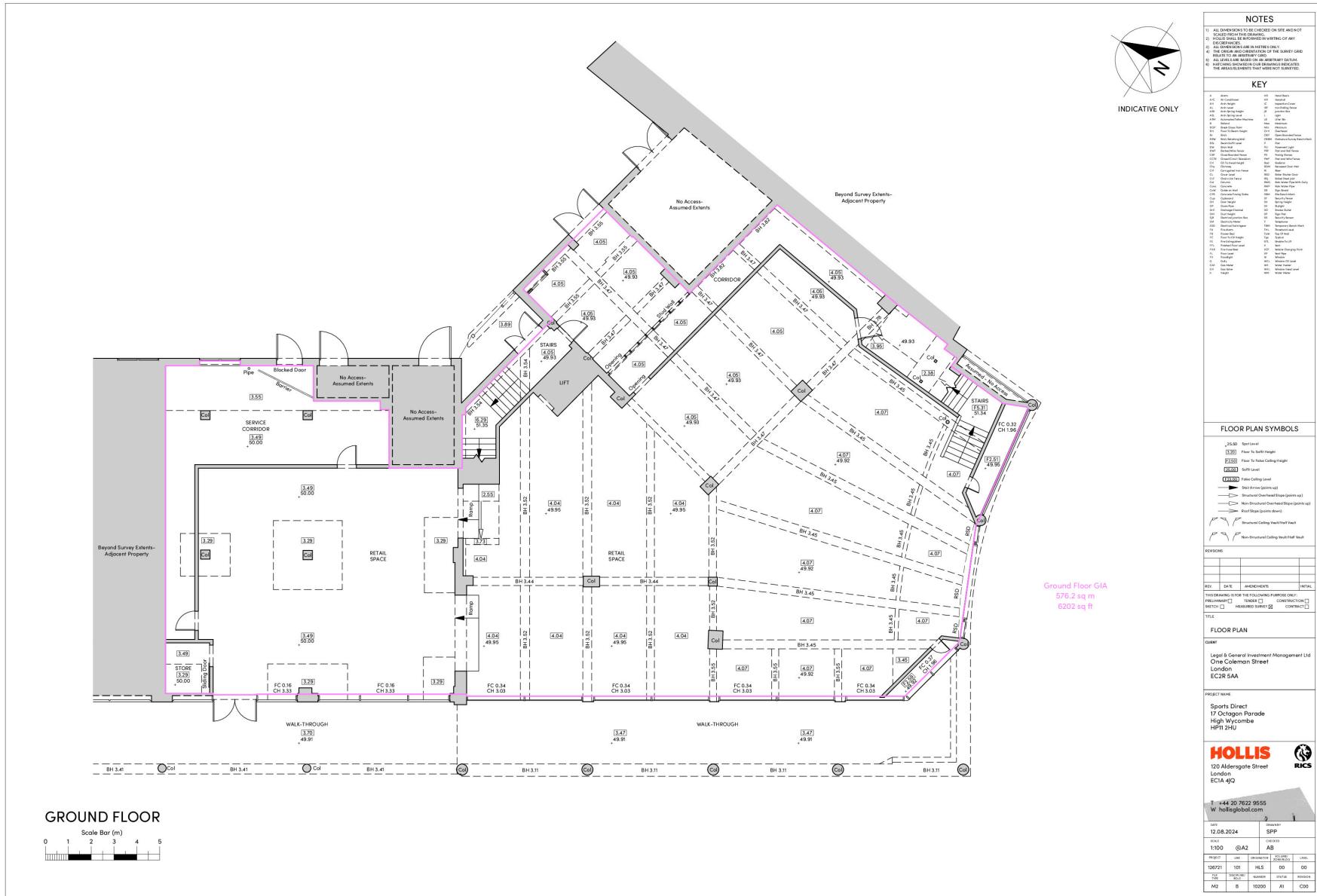
Each party to bear their own costs

## 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
<b>Total</b>	<b>11,629</b>	<b>1,080.36</b>	

## Floor plan



## Floor plan

