



PMCD RETAIL

SHOPS & RESTAURANTS



LARGE CLASS E PREMISES TO LET
APPROX. NIA 4,337 ft² (403 m²)
over 2 floors

4 HIGH STREET, HIGH WYCOMBE,
BUCKS HP11 2AZ

- PRIME HIGH STREET LOCATION
- CAN ACCOMMODATE A RANGE OF USES WITHIN NEW USE CLASS E.
- NEW LEASE AVAILABLE

LOCATION

High Wycombe is a busy, large town in the Chilterns, on the A40 and with two junctions of the M40 adjacent. It has a resident population of over 80,000 and a number of central and neighbourhood retail areas within its boundaries. The High Street is in the heart of the town centre and attracts national multiple retailers and restaurant chains as well as a diverse group of independents.

4 High Street is at the western end, adjacent to Cornmarket, close to the eastern access to Eden Walk shopping centre

ENERGY PERFORMANCE CERTIFICATE

Rating: E

Image from when Boots were in occupation:



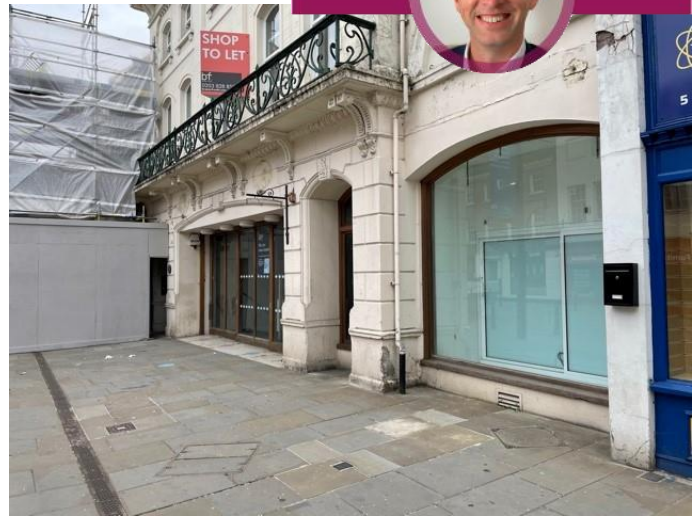


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Your contact for this property

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DESCRIPTION

4 High Street is an attractive and prominent building with a strong ground floor retail presence. Occupied by Boots for many years, it has a ground floor trading floor as well as a customer staircase leading to a useful lower ground floor space, suitable in part for retail/restaurant use. Falling within Class E, it could suit a range of retail, restaurant, leisure, office or medical type uses.

The property has the following approximate net internal floor areas:

Ground Floor trading:	258 m² (2773 ft²)
Basement Level:	145 m² (1564 ft²)
Total:	403 m² (4337 ft²)

Note: floor areas supplied by agents of Boots UK Ltd

TERMS

We are instructed to market a new lease, on terms to be agreed, at a rent of £75,000 per annum exclusive of business rates, building insurance, utilities, and VAT (if applicable).

VAT

We are advised that the property has been elected for VAT so VAT is payable on the rent.

BUSINESS RATES

We understand the current Rateable Value is £60,500

Rates Payable for tax year 21/22: approx. £30,976, although a substantial discount of 66.66% currently applies until April 2022 for qualifying businesses. Details on application or from Buckinghamshire Council – 01494 412 226

LEGAL COSTS

Each party is to bear its own legal costs involved in the transaction

08/21

ATTENTION TO RETAIL

Philip Marsh Collins Deung/PMCD Retail and their clients give notice that (i) these particulars are issued as a general guide only and do not constitute part of an offer or contract. (ii) Whilst care is taken in the preparation of these details they cannot be relied upon as statements or representations of facts and no liability can be accepted as to their accuracy. Intending occupiers or purchasers should make their own investigations to satisfy themselves as to the facts, and should take professional advice. (iii) No person in the employment of Philip Marsh Collins Deung/PMCD Retail has any authority to make or give any representation or warranty in relation to the property. (iv) Unless stated otherwise, rents or prices quoted are exclusive of VAT.

VIEWING

Strictly by appointment through the sole agents:

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