

# TOWN CENTRE FIRST FLOOR UNIT **TO LET**



**902 Sq. Ft. (83.80 Sq. M.)**

First Floor

1 Priory Road

**High Wycombe**

Bucks

HP13 6RZ

**SUITABLE FOR A VARIETY OF USES S.T.P.**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

The property is situated within the town centre, above The Massage Co and opposite Primark. Nearby retailers include The Post Office, CEX, Costa Coffee & Toni & Guy. Within the town centre there are multiple restaurants both national and independent all within walking distance. High Wycombe is well positioned, offering good transport links via the M40, M25 and M4 via the A404, to London, Maidenhead & Birmingham. The mainline railway station, providing direct services to London Marylebone, is within a short walking distance.

## Description

The accommodation is located at first floor but benefits from level access to the rear. Internally comprising open plan space which is suitable for a variety of uses subject to planning permission.

Uses such as retail, personal training, office, studio, storage, wholesaling etc will all be considered.

## Accommodation

	Sq. Ft.	M2
First Floor	902	83.804

*Approx net internal area (NIA)*

## Terms

Rental: offers in the region of £12,000 p.a.x.

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

The unit is available on a new F.R.I. lease with terms to be agreed by negotiation.

## Amenities

- Flexible uses (S.T.P.)
- Town Centre Position
- Car parking available by negotiation

## Energy Performance Rating

C - 61

## Business rates

The billing authority is Wycombe District Council

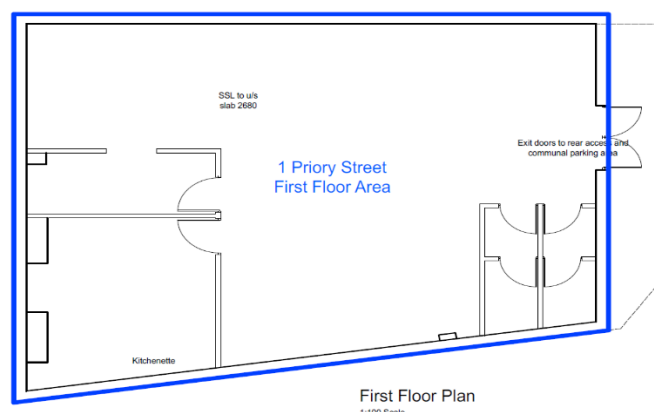
Rateable value: needs to be assessed following the split from the ground floor.

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.



## Viewing and further information



**David Pearce**

[david.pearce@kemptoncarr.co.uk](mailto:david.pearce@kemptoncarr.co.uk)

07921 820943



**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021

