



## To Let

### 58 Eden Centre, High Wycombe HP11 2DQ

- Eden Centre attracts c.12m yearly footfall
- Centre retailers include M&S, Primark, H&M, Next
- Good public car parks
- Nearby retailers: Boots, JD Sports, TX Maxx, Card Factory and Go Outdoors
- Centre website: [www.edenshopping.co.uk](http://www.edenshopping.co.uk)

Ground floor	1,798 sq ft
First floor	161 sq ft
<b>TOTAL</b>	<b>1,959 sq ft</b>
<b>Rent</b>	<b>£50,000 p.a exclusive</b>
<b>Est. Service Charge</b>	<b>£14,966 p.a.</b>
<b>Est. Buildings Insurance</b>	<b>£1,154 p.a.</b>
<b>Rates Payable (Est)</b>	<b>£14,346 p.a.</b>

For more information please contact Hicks Baker

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<b>USE</b>	<b>Class E</b>
<b>TENURE</b>	Leasehold
<b>TERM</b>	A new lease is available direct from the Landlord on terms to be agreed
<b>RATEABLE VALUE 2023</b>	£28,750. For further information on Retail, hospitality and leisure relief, <a href="https://www.tax.service.gov.uk/business-rates-find/search">https://www.tax.service.gov.uk/business-rates-find/search</a>
<b>EPC</b>	TBC.
<b>VAT</b>	VAT is payable

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Transaction



Management



Advice

### Lease code

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the [website here](#).

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