



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



BUSINESS SPACE WITH PARKING TO LET 1,995sf(185sm)

Old Crossroads Dairy,
Holmer Green Road,
Hazlemere
Bucks HP15 7LG

- Private parking.
- LED lighting.
- Loading access to front and rear.
- Enclosed rear yard.

LOCATION

The property is situated to the side of Market Parade on the busy Hazlemere Crossroads junction of the A404. High Wycombe town centre is approximately 2½ miles to the south west, Amersham 5 miles to the east and Beaconsfield a similar distance to the south east.

What3Words Location: [///entertainer.miles.eggs](https://www.what3words.com/entertainer.miles.eggs)





DESCRIPTION

The building provides office, showroom, workshop and storage accommodation, all at ground floor level, along with a large kitchen/break out area.

The property benefits from class E planning use and could be used for a variety of uses such as retail, leisure, medical as well as office/workshops.

LEASE

The premises are available by way of a new lease on terms to be agreed.

RENT

£25,000 per annum exclusive. We are informed VAT is not applicable to the rent.

BUSINESS RATES

Rateable Value £12,500. At this figure, qualifying "small businesses" will have no Rates to pay. Confirmation of the Rates payable should be sought from Buckinghamshire Council 01895 837200.

EPC RATING – D(93).

VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG
Nick Ball 01494 683644 nick@pmcd.co.uk

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**PHILIP MARSH
COLLINS DEUNG**



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