



Retail Unit TO LET

Ground Floor, 17-19 Frogmoor, High Wycombe, HP13 5DQ

652 SQ FT (61 SQ M.)

Location: The property occupies a prime position in the heart of High Wycombe, a vibrant and historic Buckinghamshire town. Surrounded by an excellent mix of retail, leisure, and dining amenities, as well as attractive public green spaces, the location is highly appealing to both residents and businesses alike.

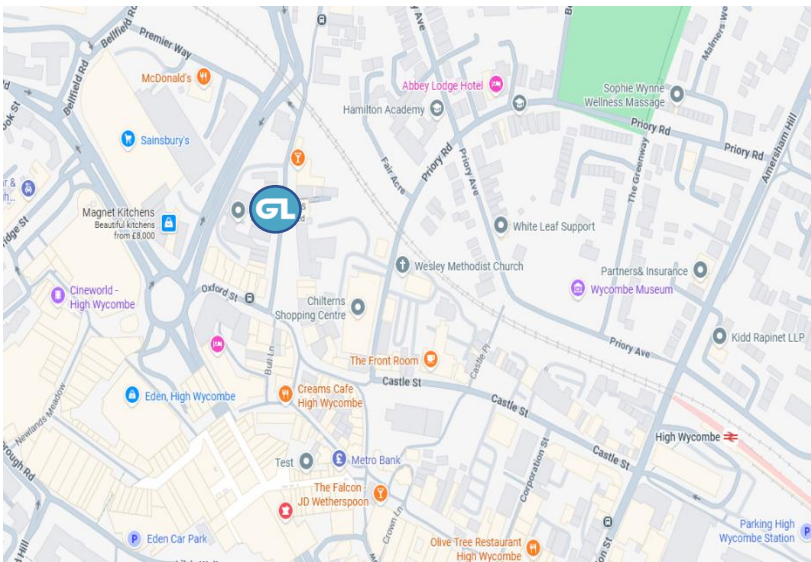
High Wycombe benefits from excellent connectivity, with immediate access to Junction 4 of the M40 motorway and strong links via the A404 and A40. The town's railway station is approximately 635 metres from the property, providing frequent and direct services to London Marylebone in as little as 29 minutes.

Prominently positioned within the town centre close to the Shopping Centre, ensuring strong footfall and visibility.

The surrounding area is well established, with nearby occupiers including Premier Inn, Travelodge, Yates, KFC, and Subway, among many others. Buckinghamshire New University is just a short five-minute walk to the south, while Windsor House Halls of Residence is located directly opposite, further enhancing the area's consistent activity and customer base.

Description: The property comprises a ground-floor lock-up shop in shell condition, offering flexibility for future occupiers. The unit is arranged as a corner-positioned, open-plan commercial space available immediately on a new lease.

- GL POPULAR LOCATION**
- GL NEW LEASE**
- GL FLEXIBLE SPACE**
- GL ON STREET PARKING**
- GL NO PREMIUM**
- GL SELF-CONTAINED**



TENURE: Leasehold

TERMS: A new lease for a term to be agreed with upwards only rent review.

RENTAL: £18,000 per annum

SERVICE CHARGE: To be confirmed.

VAT: VAT to be confirmed.

INSURANCE: The insurance contribution is to be confirmed.

EPC: The NDEA EPC for this property is 'C' (70).

RATES: The property currently has no formal business rates assessment as it has been removed from the Valuation List. However, based on the existing floor areas and comparison with similar neighbouring properties, we would expect the business rates assessment to be in the region of approximately £9,300. This is provided for guidance only and is not an official figure. All interested parties are strongly advised to confirm the position directly with the local council before proceeding.

REFERENCING: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information

Strictly by prior appointment

Danny Pincus

Tel. 07783 300 509

danny@goldsteinleigh.com

Aharon Goldstein

Tel. 07761 902 049

aharon@goldsteinleigh.com

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