



Commercial Property Consultants

Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

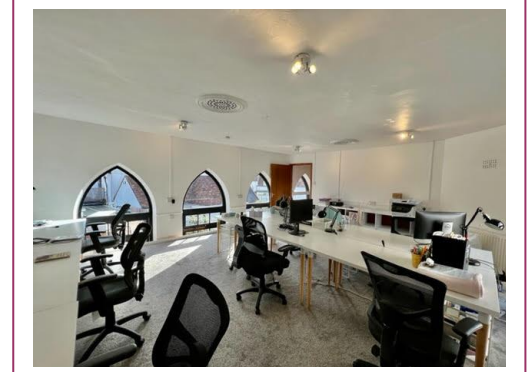
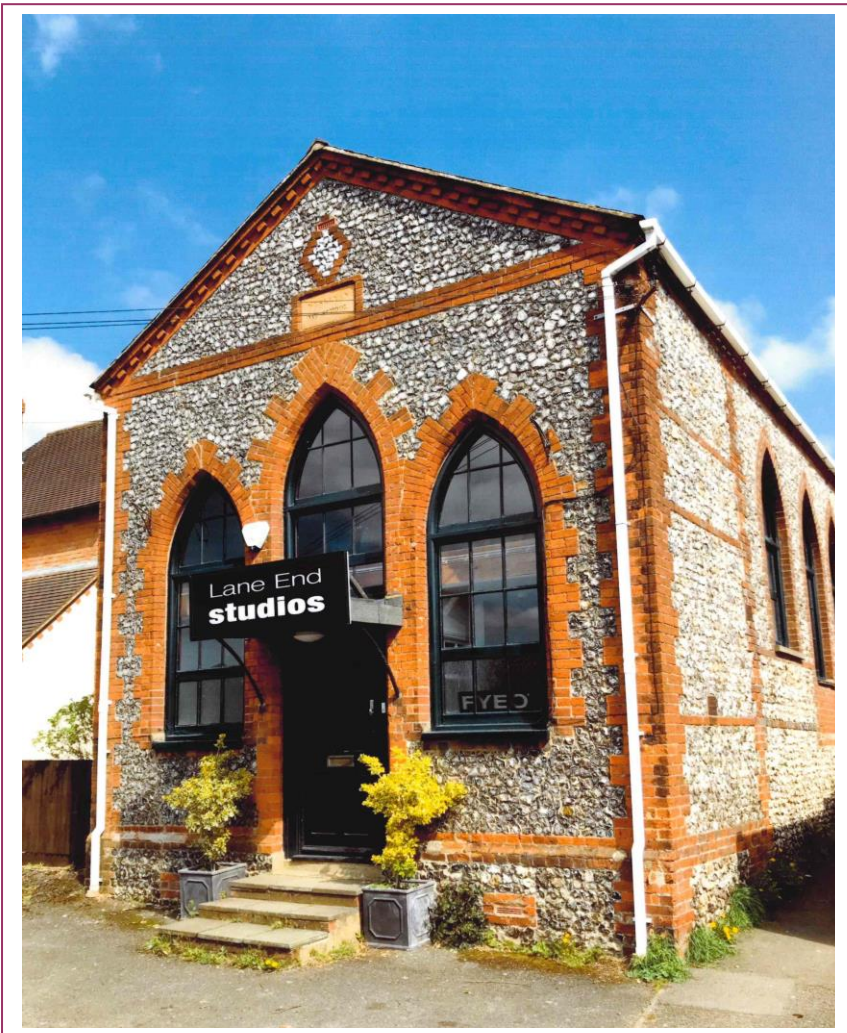
**POTENTIALLY NO
BUSINESS RATES
PAYABLE**

Preliminary Particulars

TO LET

Unique Offices in Picturesque Village

**LANE END STUDIOS
HIGH STREET
LANE END, HIGH WYCOMBE
BUCKS HP14 3JG**



**809.62 sq.ft. (75.22 sq.m)
Approximate Net Internal Area**

LOCATION

The property is situated on Lane End High Street in the heart of This attractive Chilterns village, opposite the Grouse & Ale gastropub. Lane End itself is situated approximately 4 miles north of Marlow and 6 miles west of High Wycombe town centre.

DESCRIPTION

The available accommodation forms the ground and first floor of this attractive double fronted building, with kitchen and toilet facilities. Parking available.

ACCOMMODATION (Approximate Net Internal Area):

First Floor Offices - 809.62 sq.ft. (75.22 sq.m)

TERMS

A new full repairing and insuring lease for a term by arrangement.

RENT

£18,950 per annum exclusive.

We understand that VAT is not applicable.

RATES

The Valuation Office website indicates a 2017 Rateable Value of £8,200. Rate in the £ for 2021/22 is 49.9 pence.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE RATING

D – 66.

VIEWING - Strictly by appointment through Sole Agents:

Duncan Bailey Kennedy
FAO: Adrian Dolan / Elliot Mackay / Sam Murray
Telephone: 01494 450951
adriand@dbk.co.uk / elliottm@dbk.co.uk / samm@dbk.co.uk

