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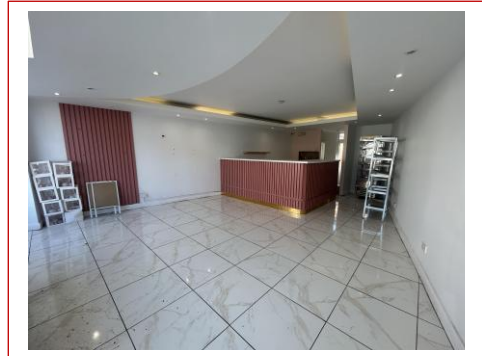
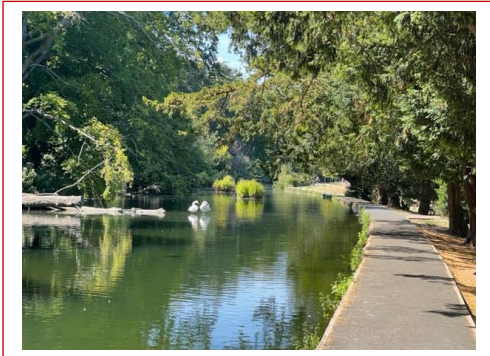
PROPERTY PARTICULARS

**POTENTIALLY SMALL
BUSINESS RATES
RELIEF
APPLICABLE**

Preliminary Particulars

**Prominent Town Centre Retail Unit
with a large frontage situated Within 5 Minutes'
Walk to High Wycombe Mainline Railway Station**

**102 EASTON STREET
HIGH WYCOMBE, BUCKS HP11 1LT**



586 sq.ft. (54.44 sq.m) Approximate Net Internal Area

TO LET

LOCATION

The property is situated in High Wycombe town centre within an established business area to the east of the High Street being accessed off Easton Street. High Wycombe mainline rail station is a short walk providing a regular service in to London Marylebone of approximately 30 minutes. Junction 4 of the M40 motorway is 1.5 miles distant providing access to the rest of the nations motorway network and Heathrow Airport.

DESCRIPTION

102 Easton Street comprises of a ground floor retail unit which provides open plan accommodation with a WC and a kitchenette. The unit also benefits from spot lighting and vinyl flooring.

ACCOMMODATION (Approx. Net Internal Area):

102 Easton Street – 586 sq.ft. (54.44 sq.m)

AMENITIES

- Kitchenette
- WC facility
- Vinyl flooring
- LED lighting
- Open plan layout
- Gas Central Heating
- Highly prominent location on Wycombe High Street Crossroads
- Plenty of long and short stay car parking in close proximity

TERMS

A new full repairing and insuring lease is available for a term to be agreed by negotiation.

RENT

£16,000 per annum exclusive.

The above rent is exclusive of all other outgoings, including service charge, business rates, insurance, and utilities.

VAT

VAT is applicable on the rent.

SERVICE CHARGE

A service charge is payable and equates to £1,106 (plus VAT) per annum.

PARKING

Parking is available at Easton Street with on-street metered parking, and long-stay parking is also available at Easton Street and Wycombe Swan Theatre car parks nearby.

RATES

The Valuation Office website indicates a 2026 Rateable Value of £14,250. Rate in the £ for 2026 is 38.2 pence. Tenants may qualify for small business rates relief.

LEGAL COSTS

Each party to bear their own legal fees in this transaction.

ENERGY PERFORMANCE CERTIFICATE

C – 62.

VIEWING – Strictly by appointment with Joint Sole Agents:-

Duncan Bailey Kennedy

FAO: **Adrian Dolan / Liam Ash / Jim Sheldon**

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