

# TO LET



HIGH WYCOMBE | 17-19 OCTAGON PARADE | HP11 2HU



## 11,629 SQ FT PROMINENT RETAIL UNIT WITH FIRST FLOOR

- Prominent location by the entrance to the Eden Shopping Centre
- To Be stripped out and white boxed by the Landlord
- Large glazed frontage
- Rear access via service yard
- First Floor retail with storage and staff kitchen



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## SUMMARY

Available Size	11,629 sq ft across 2 levels
Rent	on application
Rateable Value	£73,000
Service Charge	£1.48 per sq ft
EPC Rating	B

## ACCOMMODATION

Centrally located in High Wycombe, this large ground & first floor retail unit is situated within 10 metres of the busiest entrance to Eden Shopping Centre and is next to the Travelodge.

Formally occupied by Sports Direct, the unit includes a ground floor retail area with storage with rear access to the service yard.

The property benefits from Large windows fronting the main thoroughfare and excellent signage opportunities.

The first floor benefits from a further retail area with WCs and kitchen area to the rear. There is a lift to provide access to the first floor. Suitable for retail / E class operators on a new lease direct from the Landlord.

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### LOCATION

High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region.

The town centre has an extensive range of retail and leisure facilities and also an excellent train service to London Marylebone with a fastest direct journey time of less than 30 minutes.



### ACCOMMODATION

The accommodation comprises the following areas:

NAME	sq ft	sq m
Ground	6,202	576.18
First	5,427	504.18
<b>Total</b>	<b>11,629</b>	<b>1,080.36</b>

### VIEWING

Viewing to be undertaken strictly through prior arrangement with the agents, contact details below:

**GEORGE HAWORTH**

M: 07894 995 857

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or our joint agents

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