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PROPERTY PARTICULARS

POTENTIALLY
100% BUSINESS
RATES RELIEF
AVAILABLE

Preliminary Particulars

RECENTLY REFURBISHED! TOWN CENTRE OFFICE SUITE SITUATED WITHIN AN ATTRACTIVE COURTYARD

**SUITE 7
86 EASTON STREET
HIGH WYCOMBE
BUCKS HP11 1LT**



181 sq.ft. (16.81 sq.m) Approximate Net Internal Area

TO LET

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The property is centrally located in Easton Street, approximately 200 metres from the town centre and mainline railway station, which provides regular services to London Marylebone.

DESCRIPTION

The accommodation forms part of a three-storey brick built, Grade II Listed building, under a pitched roof, set in an attractive courtyard development.

ACCOMMODATION (Approximate Net Internal Area)

Suite 7 (first floor) - 181 sq.ft. (16.81 sq.m)

TERMS

The suite is available on a new flexible tenancy / lease outside the 1954 Landlord & Tenant Act.

RENT

Suite 7 - All-inclusive package - £4,550 per annum

All rents are inclusive of service charge, utilities, and insurance. The rents are exclusive of business rates, if payable, broadband and electricity used in the suite.

VAT

VAT is not applicable.

RATES

Upon application.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING

The building is Grade II Listed and, therefore, does not require an EPC.

VIEWING - Strictly by appointment with Sole Agents:-

Duncan Bailey Kennedy

FAO: Adrian Dolan / Jim Sheldon / Liam Ash

Telephone: 01494 450951

adriand@dbk.co.uk / jims@dbk.co.uk / liama@dbk.co.uk



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