Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

Ground Floor Storage Unit with Parking Suitable for a Variety of Uses (excluding motor trade)

GROUND FLOOR STORAGE
CHURCH STREET, STOKENCHURCH
BUCKS HP14 3TH







279 sq.ft. (25.90 sq.m) Approximate Gross 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 situated in the centre of Stokenchurch Village, Church Street being just off the Common (A40). Junction 5 of the M40 is therefore a short drive away. Nearby occupiers include Lloyds Bank, The Royal Oak Public House, a hairdressers, and a coffee shop.

DESCRIPTION
The unit has been refurbished with new wiring and fluorescent lighting and benefits from kitchenette and WC facilities, plus one parking space to the rear.

ACCOMMODATION – The accommodation is arranged as follows:-

Store -	181 sq.ft. (16.82 sq.m)
WC and Kitchenette -	98 sq.ft. (9.08 sq.m)
TOTAL -	**279 sq.ft. (25.90 sq.m)**

All floor areas are measured on a gross internal basis.

TERMS
The unit is available on a new full repairing and insuring lease for up to 3 years incorporating annual mutual breaks outside the Landlord & Tenant Act 1954.

RENT
£3,950 per annum exclusive.

RATES
To be confirmed.

LEGAL COSTS
Each party to bear their own legal costs involved.

ENERGY PERFORMANCE RATING
To be confirmed.

VIEWING – By appointment with Sole Agents:-

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