Duncan Bailey Kennedy
www.dbk.co.uk

Commercial Property Consultants
Offices at High Wycombe and Marlow
For details of all available properties visit our website

PROPERTY PARTICULARS

Preliminary Particulars

Character Self-Contained Building Suitable for a Variety of Uses with E-Class, Such as Medical, Retail, Educational, Beauty, etc.

BARMOOR HOUSE
NOTCUTTS GARDEN CENTRE
CLAY LANE, BOOKER
BUCKS SL7 3DJ








1,016 sq.ft. (94.43 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 situated within the Notcutts Garden Centre in Booker, just outside of High Wycombe and near to Marlow.

DESCRIPTION
The accommodation is a self-contained building over the ground and first floors within a character period property.

AMENITIES include:-

- *Excellent Natural Lighting*
- *Carpeted and Tiled Floor*
- *Kitchen*
- *WC*
- *Parking*

ACCOMMODATION (Approximate Net Internal Area):

Ground Floor - 565 sq.ft. (52.49 sq.m)
First Floor - 451 sq.ft. (41.95 sq.m)

Total - 1,016 sq.ft. (94.43 sq.m)

TERMS
The property is available on a new lease with terms to be agreed by negotiation.

RENT
£22,950 per annum exclusive (plus VAT, if applicable).

RATES
The Valuation Office website indicates a 2026 Rateable Value of £19,750. Rate in £ for 2026/27 is 38.2 pence.

ENERGY PERFORMANCE RATING: C – 71.

VIEWING - Strictly by appointment with the Sole Agents:

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