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Commercial Property Consultants
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

TO LET

Attractive Period Offices Situated in the Heart of Picturesque West Wycombe

15A High Street
West Wycombe, High Wycombe
Bucks HP14 3AE













997 Sq.Ft. (99.15 Sq.M) Approximate Net Internal Area
Plus 330 sq.ft. Additional Attic Storage

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 LLP. 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 subject premises are situated on the southern side of High Street (A40) within West Wycombe Village Centre. The surrounding uses are mixed and include housing, independent retailers, offices and a public house. The majority of the village is owned by The National Trust and this is a very picturesque setting. High Street is the main road leading from Stokenchurch and the M40 which links with Princes Risborough to the north and High Wycombe to the east.

West Wycombe is a small village situated approximately 2½ miles to the west of High Wycombe town centre. The area has good communications with the M40 approximately 5 miles distant to the west at Stokenchurch. The M40 is also accessible at High Wycombe which is approximately 2 miles distant.

DESCRIPTION - The premises comprise period offices over two floors with full height storage within the attic space. The offices are fitted out to a basic standard and benefit from the following amenities:-

AMENITIES

- Boardroom
- Reception area
- Kitchen
- WC's on ground and first floors
- Full height attic storage space
- Night storage heating

ACCOMMODATION (Areas are approximate Net Internal)

Ground Floor		
Boardroom	17.99 m2	193.71 sq. ft.
Reception area	12.60 m2	135.73 sq. ft.
Kitchen / store	6.50 m2	69.96 sq. ft.
First Floor		
Offices	62.04 m2	667.88 sq. ft.
Total	**99.15 m2**	**997.32 sq. ft.**
Attic store	30.66 m2	329.92 sq. ft.

TERMS - The property is available to let by way of a new lease direct from the Landlord – terms upon application.

RENT - £16,000 per annum exclusive.

The above rents are exclusive of business rates, insurance and utilities.

VAT – VAT is not applicable on the rent.

RATES – The Valuation Office website indicates a rateable value of £15,250 as of 1st April 2023. Rate in the £ for 2024/25 is 49.9 pence.

ENERGY PERFORMANCE RATING: D – 95.

VIEWING - By appointment with the Sole Agents:-

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Ref: JKH / 0925