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

PROPERTY PARTICULARS

POTENTIALLY NO BUSINESS RATES PAYABLE

Preliminary Particulars

RETAIL / F1 CLASS UNIT
Available for a Variety of Possible Uses
(Subject to Planning)

160 TOTTERIDGE ROAD
HIGH WYCOMBE
BUCKS HP13 7LB









525 Sq.Ft. (48.76 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 in an edge of town retail parade on Totteridge Road, High Wycombe, and is located within 15 minutes walking distance of the mainline train station. Nearby occupiers include a convenience store, barbers, tuition centre, sewing machine showroom, and take away.

DESCRIPTION
A ground floor retail unit with kitchen and WC facilities.

ACCOMMODATION (Approximate Net Internal Area)

525 sq.ft. (48.76 sq.m)

FEATURES

- Security shutters
- Laminate flooring
- Electric heaters
- Kitchen and WC
- Shared forecourt parking

TERMS
A new Full Repairing and Insuring lease is available for a term to be agreed by negotiation.

RENT
£11,000 per annum exclusive.

Please note, we understand from the Landlords that VAT is not applicable in this instance.

RATES
The Valuation Office website indicates a 2026 Rateable Value of £5,300. Rate in the £ for 2026/27 is 38.2 pence.

Potentially Small Business Rates Relief may be applicable.

ENERGY PERFORMANCE RATING: To be confirmed.

LEGAL COSTS – Each party is to be responsible for their own legal costs.

VIEWING – Strictly by appointment with Sole Agents:

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Ref: JKH/0526