



BUILDING SURVEYS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTINGS
LETTINGS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

Commercial Property Consultants

Offices at High Wycombe and Marlow

For details of all available properties visit our website

PROPERTY PARTICULARS

POTENTIALLY NO

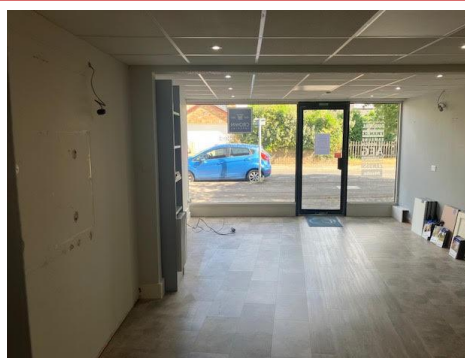
BUSINESS RATES

PAYABLE

Preliminary Particulars

Ground Floor Retail / Showroom Plus Car Parking

**61 HIGH STREET
PRESTWOOD
GREAT MISSENDEN
BUCKS HP16 9EJ**



645 sq.ft. (60 sq.m) Approximate Net Internal Area

TO LET or MAY SELL

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 property is situated fronting Prestwood High Street, approximately 2.5 miles east of Great Missenden. High Wycombe is approximately six miles to the west.

DESCRIPTION

The ground floor of a modern building offering retail / showroom accommodation totalling approximately 645 sq. ft. including office area, kitchen, and WC, together with car parking to the rear.

There is also a storage shed at the rear of the property which can be utilised by an ingoing tenant.



ACCOMMODATION (Approximate Net Internal Area)

645 sq.ft. (60 sq.m)

FEATURES:

- Vinyl flooring
- Suspended ceiling
- Downlights
- Shared parking / garden
- Air conditioning / heating unit
- Fully fitted kitchen
- WC
- Storage shed

TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed by negotiation.

RENT

£14,000 per annum exclusive of Business Rates, utilities, building insurance and contribution to external repairs. VAT is not applicable to the rent.

NB. The Freehold of the entire building, including the 3 bedroom flat above, may be available – further details upon request.

PRICE

On application.

ENERGY PERFORMANCE RATING: E – 125.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

BUSINESS RATES

We understand the 2026 Rateable Value is £6,700. Rate in the £ is currently 43.2p. Small Business Rates relief may apply.

VIEWING – For further information or to arrange a viewing, please contact the Sole Agents:-

Duncan Bailey Kennedy
FAO: Jim Sheldon / Liam Ash
Telephone: 01494 450951
Email: jims@dbk.co.uk / liama@dbk.co.uk



Ref: JKH / 0826