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PROPERTY PARTICULARS

**RETAIL UNIT / PRINCES RISBOROUGH
PROMINENT HIGH STREET POSITION**

**70 High Street
Princes Risborough
Bucks, HP27 0AX**



TO LET

510 sq ft / 48 sq m (APPROX. NIA)

Suitable For A Variety of Uses Under Class E

LOCATION

The property is situated in the centre of the historic market town of Princes Risborough in a prominent High Street location. Princes Risborough offers a good range of shops including a M&S foodhall, WHSmith and Costa as well as pubs and restaurants.

DESCRIPTION

The property comprises a well presented ground floor Class E business unit with kitchenette and WC.

The property would be suitable for a variety of uses under Class E such as retail, beauty, educational, medical, clinics and other uses, subject to the necessary planning consents.

ACCOMMODATION

The premises provide the following accommodation measured on a Net Internal Area basis:

Retail Area 47.36 sq m 509.76 sq ft

RENT

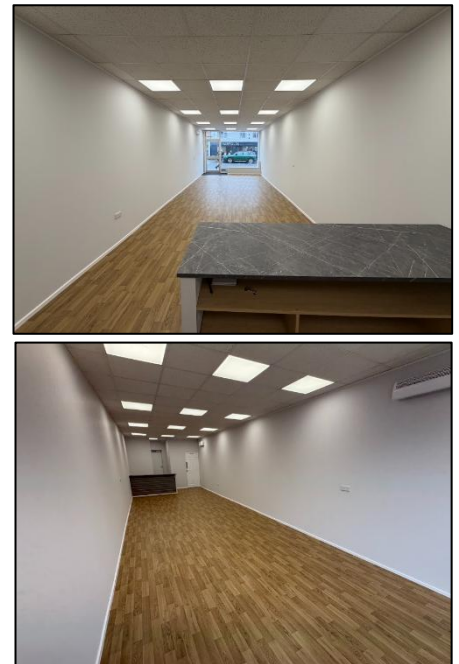
£15,000 per annum exclusive of all other outgoings such as building insurance, service charge, business rates and utilities. A new effective full repairing and insuring lease will be granted for a term to be agreed.

RATES

The Valuation Office website indicates a 1st April 2026 Rateable Value of £15,000. Rate in the £ for 26/27 is 43.2p.

ENERGY PERFORMANCE RATING

C-73.



LEGAL COSTS

Each party is to be responsible for their own professional and legal fees.

VIEWING

By appointment with the Sole Agents Duncan Bailey Kennedy:-



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