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

RETAIL UNIT CLASS E USE PLUS
ATTRACTIVE FIRST/SECOND FLOOR OFFICES
WITH CAR PARKING

Suitable for Medical Consultancy / Alternative Uses

20 Penn Road, Hazlemere
High Wycombe, Bucks HP15 7LR








Approximate Net Internal Areas: Retail 548 Sq Ft (50.88 Sq M)
First Floor 763 Sq Ft (70.91 Sq M), Second Floor 764 Sq Ft (70.95 Sq M)
Total 2,075 Sq Ft (192.74 Sq M)

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 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 premises occupy a prominent position adjacent to the Shell / Little Waitrose on Hazlemere Crossroads at the junction of the A404 and B474 at Hazlemere, approximately 2.5 miles north of High Wycombe town centre.

DESCRIPTION – A ground floor retail unit with two suites of offices situated on the first / second floors. The offices are open plan floor plates and the building has the benefit of the following:-

- Prominent retail pitch
- Attactive First / Second Floor Offices / Medical Consultancy Space
- Car Parking for up to 12 cars
- Kitchen and Toilet Facilities including disabled on all floors
- Passenger lift
- CAT 6 cabling on first and second floors

ACCOMMODATION (Approximate Net Internal Area):

Retail	548 sq. ft. (50.88 sq m)
First Floor	763 sq. ft. (70.91 sq m)
Second Floor	764 sq. ft. (70.95 sq m)
Total	**2,075 sq. ft. (192.74 sq m)**

TERMS – The property is offered To Let as a whole or on a floor-by-floor basis by way of new full repairing and insuring lease(s) for a term to be agreed.

RENT – £19,000 per annum for the retail space, and £15,000 per floor for the upper floors, all exclusive of business rates, service charge, and VAT if applicable.

RATES – To be separately assessed.

LEGAL COSTS – The ingoing tenant is to be responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE RATING – To be confirmed.

VIEWING – Strictly by appointment with Sole Agents:

Duncan Bailey Kennedy
FAO: Adrian Dolan / Elliot Mackay / Tom Good
Email: adriand@dbk.co.uk / elliotm@dbk.co.uk / tomg@dbk.co.uk
Telephone: 01494 450951







Ref: 07/21