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

PROPERTY PARTICULARS

Preliminary Marketing Particulars

SHOP TO LET

1 Windmill Parade Georges Hill, Widmer End Bucks HP15 6DB





703 Sq Ft (70.9 Sq M) Approx. Net Internal Area

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

Situated on the busy Windmill Parade of Georges Hill with neighbouring shops, the property is located in Widmer End village within a short distance to local schools. The property benefits from good transport links with buses to High Wycombe, 3 miles distant, and mainline railway station which offers a fast train journey time of 25-minutes to London, Marylebone. Amersham and Beaconsfield, both under 5 miles, also offer train services to Baker Street and Marylebone respectively. Junctions 2, 3, and 4 of the M40 are an approximate 15-minute drive.

DESCRIPTION

A ground floor lock up shop with rear storage and access for deliveries.

ACCOMMODATION

The accommodation in more detail is arranged as follows:

Internal Width	6.13	metres
Built Depth	13	metres

Net Interal Floor Area - 703 sq.ft. (70.9 m²)

TERMS

A new Full Repairing and Insuring Lease is offered for a term to be agreed.

RENT

£14,500 per annum, exclusive of all other outgoings, including service charge, business rates, insurance and utilites.

VAT

VAT will be applicable.

RATES

The Valuation Office website indicates a 2023 Rateable Value of £7,600. Rate in the £ for 2023 is 49.9p.

N.B. Small Business Relief may be applicable.

ENERGY PERFORMANCE RATING:

To be confirmed.

VIEWING

For further information and to arrange a viewing, please contact Sole Agents:

Duncan Bailey Kennedy FAO: Elliot Mackay Email: <u>elliotm@dbk.co.uk</u> Telephone: 01494 450951

