



Commercial Property Consultants

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PROPERTY PARTICULARS

**100 %
Small Business
Rates Exemption
Applicable!**

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

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 Internal 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 utilities.

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:

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Ref: JKH/0223