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**PROPERTY PARTICULARS**

## RETAIL UNIT AND UPPER PARTS TO LET

15 Penn Road  
Hazlemere, High Wycombe  
Bucks  
HP15 7LN



**PROMINENTLY LOCATED RETAIL UNIT WITH PARKING AT THE FRONT & REAR  
SUITABLE FOR A VARIETY OF CLASS E USES**

## **LOCATION**

The premises is situated on the southern side of Penn Road, Hazlemere, close to Hazlemere Crossroads. Hazlemere is situated approximately 2½ miles to the north east of High Wycombe town centre and 5 miles south west of Amersham. This is a busy location with the A404 Amersham Road close by linking Amersham with High Wycombe.

## **DESCRIPTION**

The property comprises a detached two storey building which has been occupied by Lloyds Bank for a number of years. There is a banking hall and ancillary accommodation to the ground floor with internal access to the first floor ancillary offices. There is parking to the front of the property and to the rear of the building is a large secure gated car parking area which is accessed via Oakengrove Road from the A404.

The property benefits from class E planning use and could be used for a variety of uses such as retail, restaurant, medical, educational and offices.

## **ACCOMMODATION**

The premises provide the following accommodation measured on an approximate net internal area basis:

### Ground Floor:

Retail	872 sq ft / 81.01 sq m
Ancillary	132 sq ft / 12.26 sq m
Office	218 sq ft / 20.25 sq m
Total	1,222 sq ft / 113.53 sq m

### First Floor:

Ancillary	327 sq ft / 30.41 sq m
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**Total**            **1,549 sq ft / 143.95 sq m**



## **RENT**

£29,500 exclusive for a new full repairing and insuring lease for a term to be agreed. VAT is not applicable.

## **DUE DILIGENCE**

Any interested parties will be required to provide company information and proof of funds to comply with anti money laundering legislation.

## **ENERGY PERFORMANCE RATING – E-125**

## **RATES**

The Valuation Office indicates a Rateable Value as of 1st April 2023 of £24,500. Rate in the £ for 23/24 is 49.9p

## 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:-



**Tom Good / Elliot Mackay**

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## LOCATION PLAN

