



**Commercial Property Consultants**

Offices at High Wycombe and Marlow  
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**PROPERTY PARTICULARS**

*Preliminary Particulars*

**RETAIL UNIT CLASS E USE PLUS  
ATTRACTIVE FIRST/SECOND FLOOR OFFICES  
WITH CAR PARKING  
Suitable for Medical Consultancy 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**

**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
- Attractive 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
- 

**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)
<b>Total</b>	<b>2,075 sq. ft. (192.74 Sq m)</b>

**TERMS** – The property is offered as a whole or by floor To Let by way of new full repairing and insuring leases 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** – The EPC rating for this property is to be confirmed.

**VIEWING** – Strictly by appointment with Sole Agents:

**Duncan Bailey Kennedy**  
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