

TO LET

102 EASTON STREET

586 sq.ft

(54.44 sq.m)



M

102 EASTON STREET

High Wycombe
Buckinghamshire
HP11 1LT

Nearby Occupiers Include

Connells
Estate Agents

Hurst
Estate Agents

LOCATION

The property is situated in High Wycombe town centre within an established business area to the east of the High Street being accessed off Easton Street. High Wycombe mainline rail station is a short walk providing a regular service in to London Marylebone of approximately 30 minutes. Junction 4 of the M40 motorway is 1.5 miles distant providing access to the rest of the nations motorway network and Heathrow Airport.

DESCRIPTION

102 Easton Street comprises of a ground floor retail unit which provides open plan accommodation with a WC and a kitchenette. The unit also benefits from spot lighting and vinyl flooring.

UNIT SIZE

Total Area: 586 sq.ft (54.44 sq.m).

RENT

£16,000 per annum exclusive of all other outgoings, including service charge, business rates, insurance, utilities and VAT if applicable.

SERVICE CHARGE & INSURANCE

Service Charge: A service charge is payable.

Insurance: TBC.

ENERGY PERFORMANCE

C:62. Further information available upon request.

PLANNING

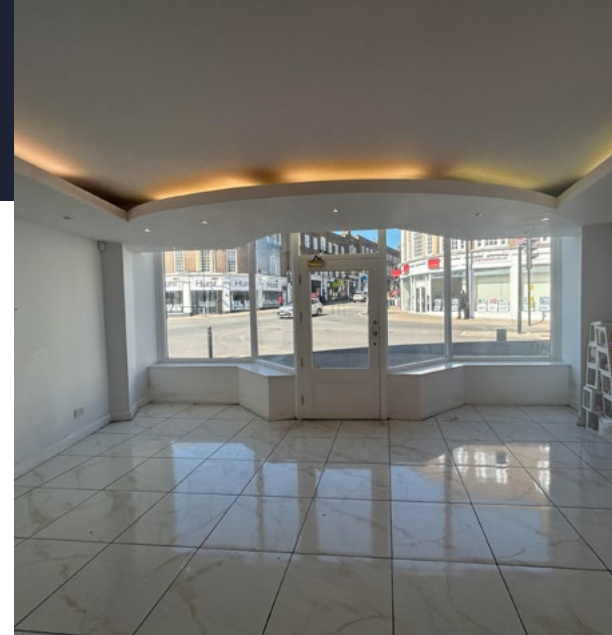
It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



High Wycombe

5 minutes walk to railway station



What Three Words

itself.daring.desks

EASTON STREET

SITE PLAN



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Viewing
 Strictly via prior appointment
 with the appointed agents:



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