



**84 Easton Street**

High Wycombe, HP11 1LT

## **FOR SALE - GROUND FLOOR OFFICE PREMESIS**

**520 sq ft**  
(48.31 sq m)

- Self-contained ground floor office
- Prominent traditional shopfront
- Refurbished to a high standard
- Gas central heating & modern lighting
- High-quality flooring throughout
- Suitable for a range of professional uses

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## Summary

Available Size	520 sq ft
Price	Offers in the region of £200,000
Rates Payable	£4,391.20 per annum Small Business Rates Relief will Apply direct with Buckinghamshire Council
Rateable Value	£8,800
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (39)

## Description

A well-presented ground floor office with prominent shop window frontage, situated on a busy main road just outside High Wycombe town centre.

The office space is arranged in two principal rooms, linked via a corridor which also provides access to a well-appointed kitchen and WC to the rear.

## Location

Located on the edge of High Wycombe town centre, the unit benefits from a good position on Easton Street, opposite the entrance to the public car park and close to the main junction with the High Street and Queen Victoria Road. Nearby occupiers are now mostly office occupiers, although there is Bobbys Sandwich Bar next door.

The main town centre Eden shopping centre is within easy walking proximity along with many national chain occupiers. There are also a multitude of car parking options close by, including the one directly opposite the property.

High Wycombe is situated on the M40 in a strategic position within the Thames Valley, offering occupiers good road communication links to the M25 and M4 Motorways with Heathrow and other towns within the region as well as having good links to the West Midlands via the M40 going north.

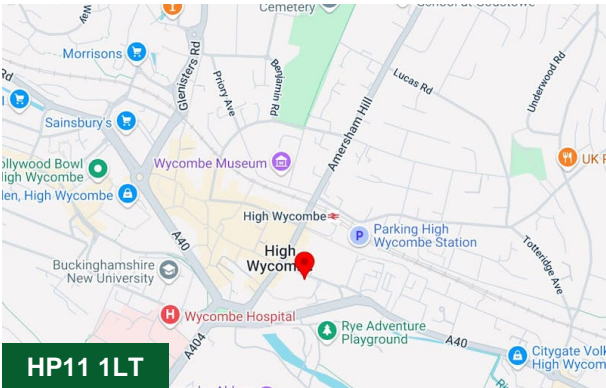
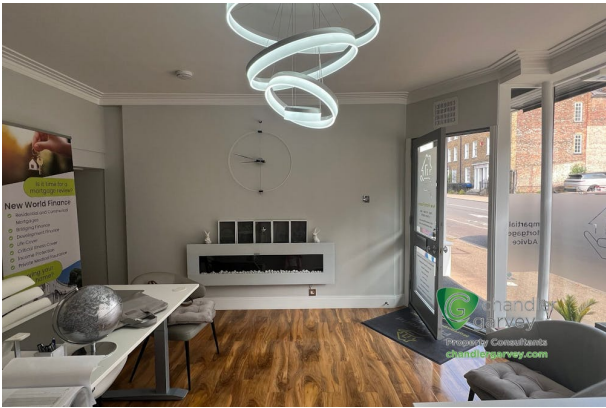
High Wycombe main line train station is only a few minutes' walk away with frequent services to London Marylebone and Birmingham Snow Hill.

## Terms

Freehold for Sale

## Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.



## Viewing & Further Information



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