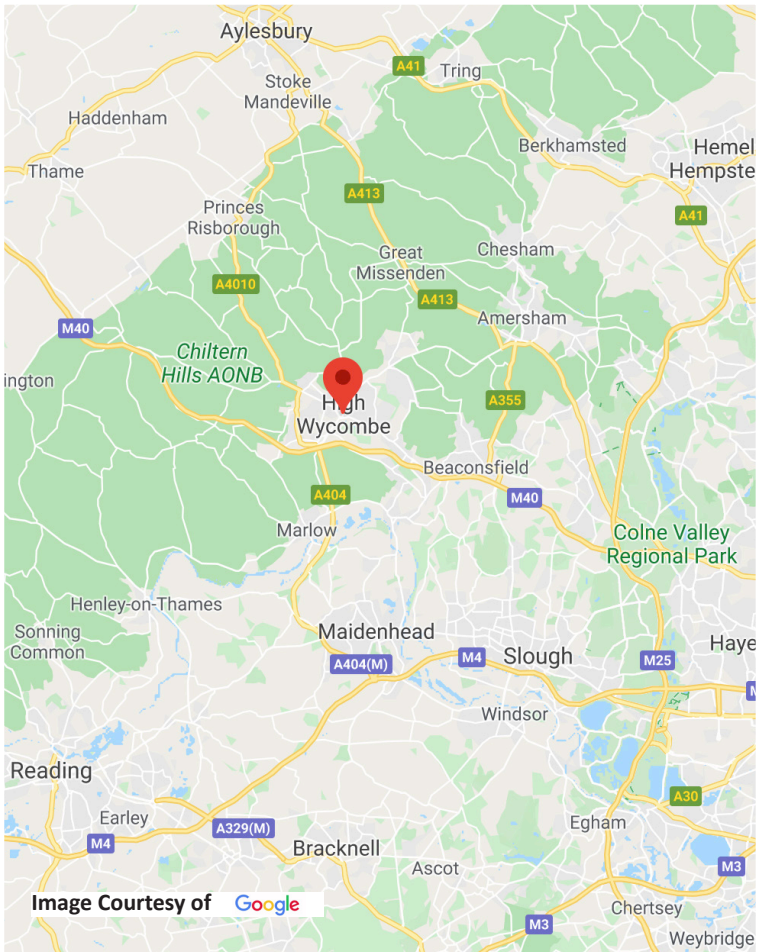


High Wycombe Fully Fitted Town Centre Restaurant Opportunity To Let



17 HIGH STREET HIGH WYCOMBE BUCKINGHAMSHIRE HP11 2BE



Location

Located in the County of Buckinghamshire with a population of 120,256 persons. High Wycombe is a major retail and office centre located on the River Wyke on the southern side of the Chiltern Hills, some 20 miles north west of London, 25 miles south-east of Oxford, 15 miles north-east of Reading and 12 miles south of Aylesbury. High Wycombe lies by Junction 4 of the M40 Motorway, which provides direct access into London via the A40 and easy access to the north via the M1 Motorway. In addition, there are fast and efficient train services to London Marylebone and Birmingham Snow Hill via the Chiltern Turbo.

Situation

The property is situated in the main High Street immediately adjoining BARCLAYS and being close to all the main retailers including W H SMITH, SANTANDER, LOUNGERS, MCDONALD'S, CORAL, NATWEST, NATIONWIDE, HALIFAX, etc.



The Property

The property is arranged as ground floor restaurant with ancillary basement in a Georgian four storey mid terrace building fronting the High Street. To the rear is a courtyard garden used for additional external seating. Access to the rear of the property is via a service road leading from Corporation Street.

Planning

The property is Grade II Listed and is located within the Town Centre Conservation Area being an area designated as secondary shopping frontage. Planning Permission was granted for a Change of Use to Class A3 Restaurant on 17th February 1999.

Planning and Listed Building Consent was granted on the 7th June 2021 for the Change of use of the rear first floor to Residential (C3) to create 2 x additional 1-bed flats with removal of internal stair between ground and first floor together with internal and external alterations.

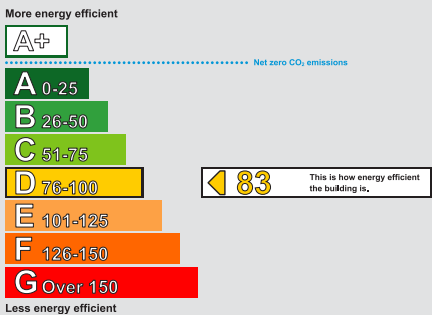
Accommodation

The approximate areas of the property are as follows: -

Ground Floor	2,928	ft ²	272.06	m ²
Basement	584	ft ²	54.30	m ²
Courtyard Garden	628	ft ²	58.42	m ²
TOTAL	4,139	ft ²	384.78	m ²

Energy Performance Certificate

An Energy Performance has been undertaken for the existing restaurant, however, will be amended following the Landlord's works and will be provided on request.



Rating Assessment

The Rateable Value is to be reassessed following the Landlords Works

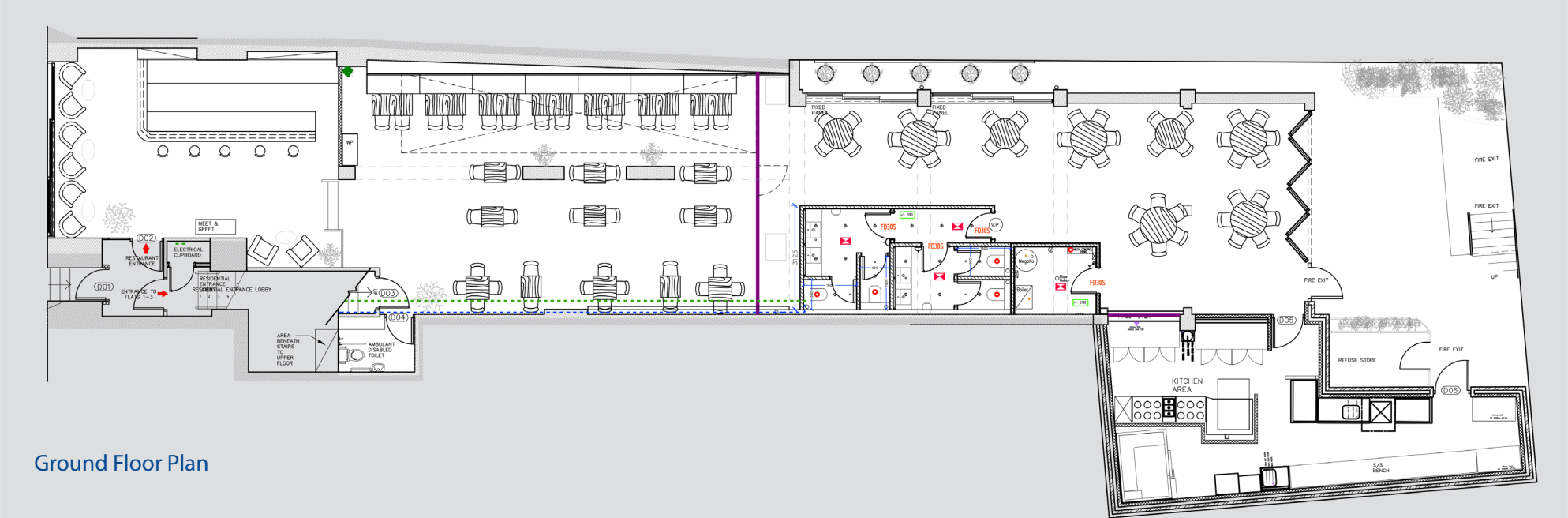
Local Authority

Buckinghamshire Council
Queen Victoria Road
High Wycombe
Buckinghamshire
HP11 1BB

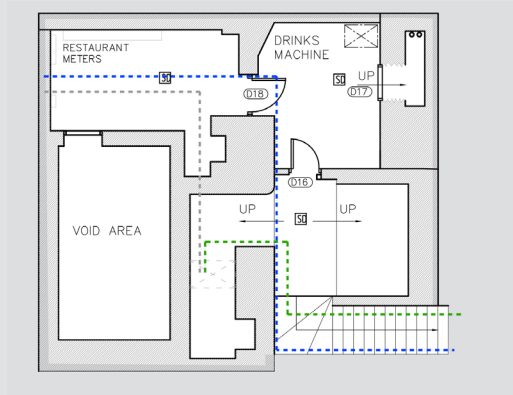
Telephone: (01494) 461000



Floor Plans



Ground Floor Plan



Basement Plan

NOT TO SCALE



TERMS

Lease

The Ground Floor and Basement Restaurant is available to let on a new full repairing and insuring lease for a minimum term of 15 years, subject to 5 yearly upward only rent reviews.

Rent

£45,000 per annum exclusive of VAT with a minimum increase to £50,000pax on the first rent review..

Premium

A Premium of £20,000 plus VAT is sought for all the fixtures, fittings and kitchen equipment (excluding the Mechanical and Extraction Installation).

Rent Free Period

Three months from completion of the lease or occupation whichever is the earlier.

Tenant's Deposit

The equivalent to six month's rent plus VAT. The deposit is to be capable of increase in line with any increase in the rent.

Availability

The premises is available immediately on completion of the legal documentation.

Value Added Tax

The property is registered for Value Added Tax.

Legal Costs

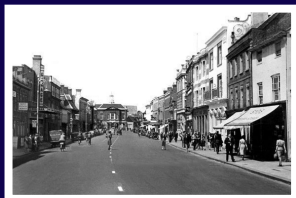
Each party is to bear their own legal costs.

Viewing

Strictly by appointment with the Owners Agents: -
Warrant Properties Limited One Wellstones Watford WD17 2AE
Telephone: 01923 230414 / Email: admin@warrantgroup.net

Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the company that owns the freehold interest of the property.



Further Information please contact:

July 2022

JAMES FASAL
admin@warrantgroup.net

Warrant Properties Limited
One Wellstones
Watford
Hertfordshire
WD17 2AE

Tel: 01923 230414



Disclaimer:

Warrant Properties Limited gives notice that these details are set out as a general outline only for guidance. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and their details are provided in good faith and are believed to be correct but any reader should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Warrant Properties Limited has any authority to make or give any representations or warranty whatever in relation to these properties or the details, nor enter into any contract relating to the property on behalf of Warrant Properties Limited. No responsibility can be accepted for any expenses incurred by parties inspecting properties.