



A PROMINENT VACANT RETAIL SHOP FRONTING WENDOVER HIGH STREET. THE SHOP HAS A WIDE INTERNAL WIDTH OF 20FT (6.096 M) AND AN AREA OF 329 SQ FT (30.56 SQ M). THIS TYPE OF SHOP IS RARELY AVAILABLE IN THE DELIGHTFUL, BUSY SMALL TOWN OF WENDOVER WITH A HIGH EARNING LOCAL POPULATION, A CATCHMENT FROM THE SURROUNDING VILLAGES AND FROM TOURISM. THE OWNERS WOULD PREFER A SHOP USE BUT ARE WILLING TO CONSIDER OTHER USES WITHIN CLASS E OF THE TOWN AND COUNTRY PLANNING ACTS.

1 Town Court, High Street, Wendover, Bucks, HP22 6DU

£13,500 Per Annum



ACCOMMODATION

The shop has a width of 20ft and depth of 16'5" with an area of 329 sq ft. There is a Cloakroom in addition with WC and Basin there is an electric water heater. The shop window is 8'10" wide. Currently there is a lobby within the shop leading to the cloakroom but this has stud walls and could be removed.

LOCATION

Wendover High Street is in the core of the village and is the main commercial area. Wendover is a small Chiltern Town at the foot of Coombe Hill. It has a car park. there is a railway station with a regular service to London Marylebone and to Aylesbury. The county Town of Aylesbury is 5 miles. London is 35 miles.

RATEABLE VALUE

The Rateable Value is £7,400

SERVICES

Mains Water, Electricity and Drainage is connected

LEASE

A new Lease is available on a full repairing and insuring basis. The Landlords are seeking a lease of 6 years or more. They are willing to incorporate a break after three years subject to

six months prior notice and a payment of three months rent. A rent review will be undertaken at the end of the third year. A rent deposit will be required depending on the new Tenant's status.

SERVICE CHARGE

There is a service charge to cover repairs to the main building, maintenance of common parts and management. currently this is £ 500 per quarter. Negotiations are taking place to reduce this.

RENT

The rent is £13,500 per annum.

EPC

The EPC rating is B

VIEWING AND FURTHER ENQUIRIES

A Key is held at the Agents fr accompanied viewings. This property is being handled by C J Pallet FRICS who will answer questions and arrange viewings 01296 6325008

NOTES

Subject to contract

Rents are quoted without VAT



Christopher Pallet
Professional advice since 1973

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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.