



## Location

The Caitlin Building is located at the top of Corporation Street, at the junction with Castle Street, in High Wycombe Town Centre. Castle Street links High Wycombe railway station (off Amersham Hill) with Church Street (Primark), whilst the High Street is a short distance away to the south where WH Smith, Boots The Chemist, Halifax, Santander and Iceland are all trading. The Gym trade from Red Lion House, Castle Street adjacent.

## Description

The building is a modern residential block arranged over basement, ground and four upper levels with part of the ground floor available for commercial use.

The commercial space benefits from a dual frontage aspect and a balcony area to the rear. The residential apartments have been refurbished and are in the process of being let.

Unit A is fitted as offices whereas Unit B is currently in a shell condition with glass frontage in place and can be let as a whole in parts as required.

## Lease

A new full repairing and insuring leases for a term to be agreed are available.

## Use

Unit A – Class B1 (offices).

Unit B – Class A1, A2, A3, A4, B1 (offices) and Class D2 (leisure / gym). Other uses including Class D1 (non-residential institutions) will also be considered, subject to planning.

## Rent

On application.

## Accommodation

The vacant commercial space provides the following gross internal floor areas:-

Unit A - Office	78.97 Sq. m	850 Sq. ft
Unit B - Retail/Commercial	451.50 Sq. m	4,860 Sq. ft
Total	530.47 Sq. m	5,710 Sq. ft

## EPC

Information available upon request.

## Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

**VIEWINGS - Strictly by appointment**

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

\* Corporate structure and ownership details  
• Identification and verification of ultimate beneficial owners  
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

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50 metres

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