

LARGE SHOP TO LET



**55/57 High Street
PRINCES RISBOROUGH
Bucks
HP27 0AE**

- **SHOP PREMISES TO LET**
- **EXCELLENT MULTIPLE LOCATION**
- **A3 POTENTIAL FOR UP TO 120 COVERS**
- **GROUND FLOOR AREA OF 2,500 SQ FT PROPOSED**

LOCATION

The historic town of Princes Risborough lies on the A4010 9 miles south of Aylesbury and 8 miles north-west of High Wycombe and has a catchment area within a 5 mile radius of over 20,000 people.

The property is located in an excellent location in the heart of the town centre close to Barclays Bank, Lloyds Pharmacy, Lloyds TSB and Coral Bookmakers. More recent new arrivals nearby include M & S Simply Foods, Martins, Costa Coffee and WH Smith demonstrating the town's growing popularity.

PROPERTY

The premises currently provide a ground floor shop as follows:

Internal Width	24ft 6 ins	7.46 m
Shop Depth	53 ft	16.1 m
Ground Floor Area	1,606 sq ft	149 m ²

Our clients are proposing, subject to planning, to provide an extended unit, as shown on the plan, with the following approx. dimensions and areas:-

Internal Width	24 ft 6 ins	7.46 m
Shop Depth	81 ft	24.68 m
Widens after 25 ft to	32 ft	9.75 m
Ground Floor Area	2,500 sq ft	232 m ²

There is also the option to provide a 1 st Floor of	750 sq ft	69.6 m ²
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LEASE TERMS

The property is available on a new 15 year full repairing and insuring lease with upward only rent reviews every 5 years.

RENTAL

£52,500 per annum exclusive for the extended ground floor unit

or

£62,500 per annum exclusive for the extended ground floor plus first floor.

RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

Rateable value: £24,750

Rates payable 2011/12 £10,717

It should be noted that the above figures are for the existing property which includes the upper part.

Interested parties are advised to verify these figures with Wycombe District Council on 01494 461 000.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the letting.

VIEWING / FURTHER INFORMATION

For further information/plans or an appointment to view please contact Clive Drake of Drake & Company on 020 7495 7500 or clive@drakeproperty.co.uk or our joint agent Stephen Bailey Kennedy of Duncan Bailey Kennedy on 01494 450 951 or steveb@dbk.co.uk.

Misrepresentation Act 1967.

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that

(1)The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.

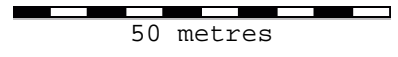
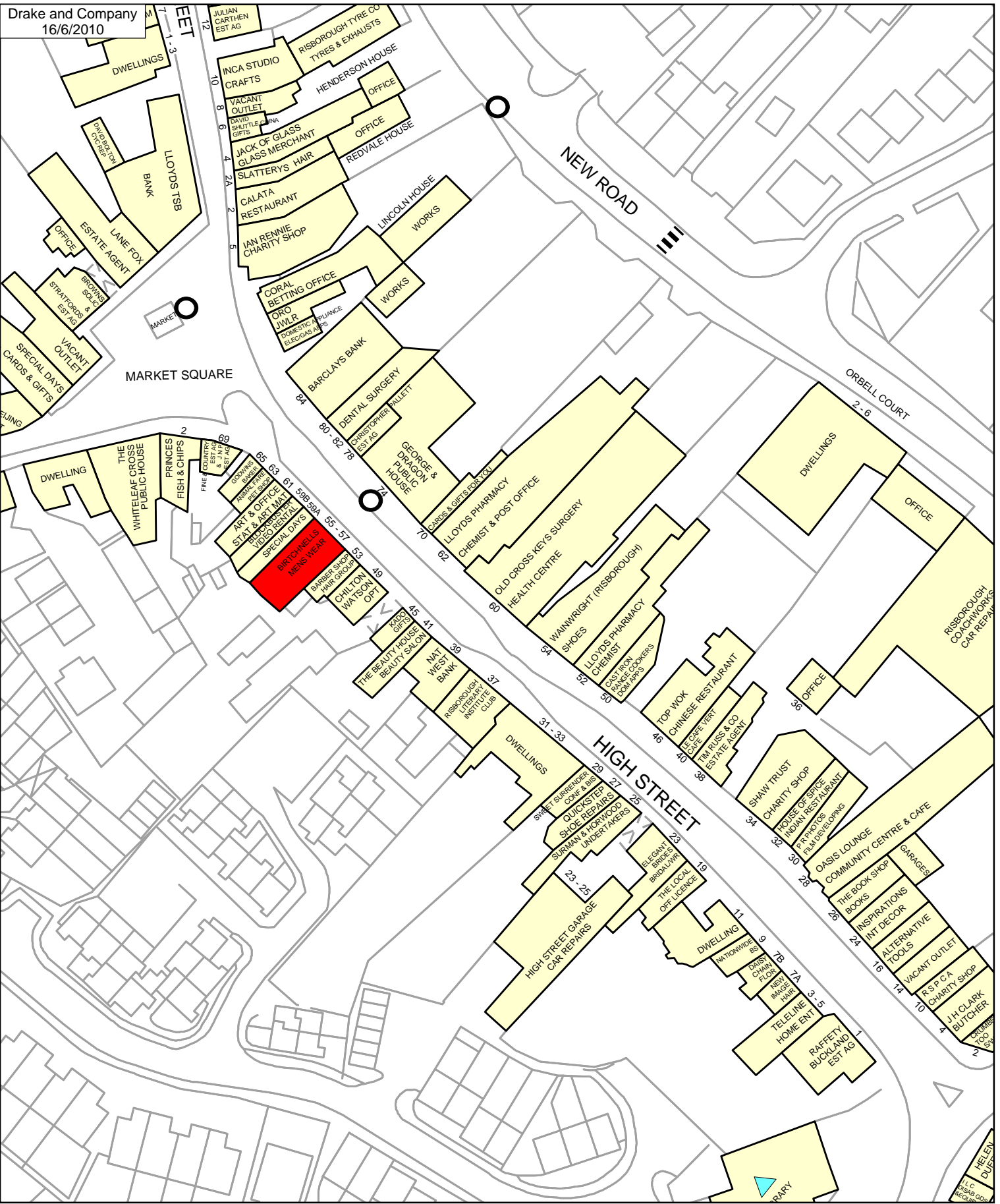
(2)The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or

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(4)In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.

(5)Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.



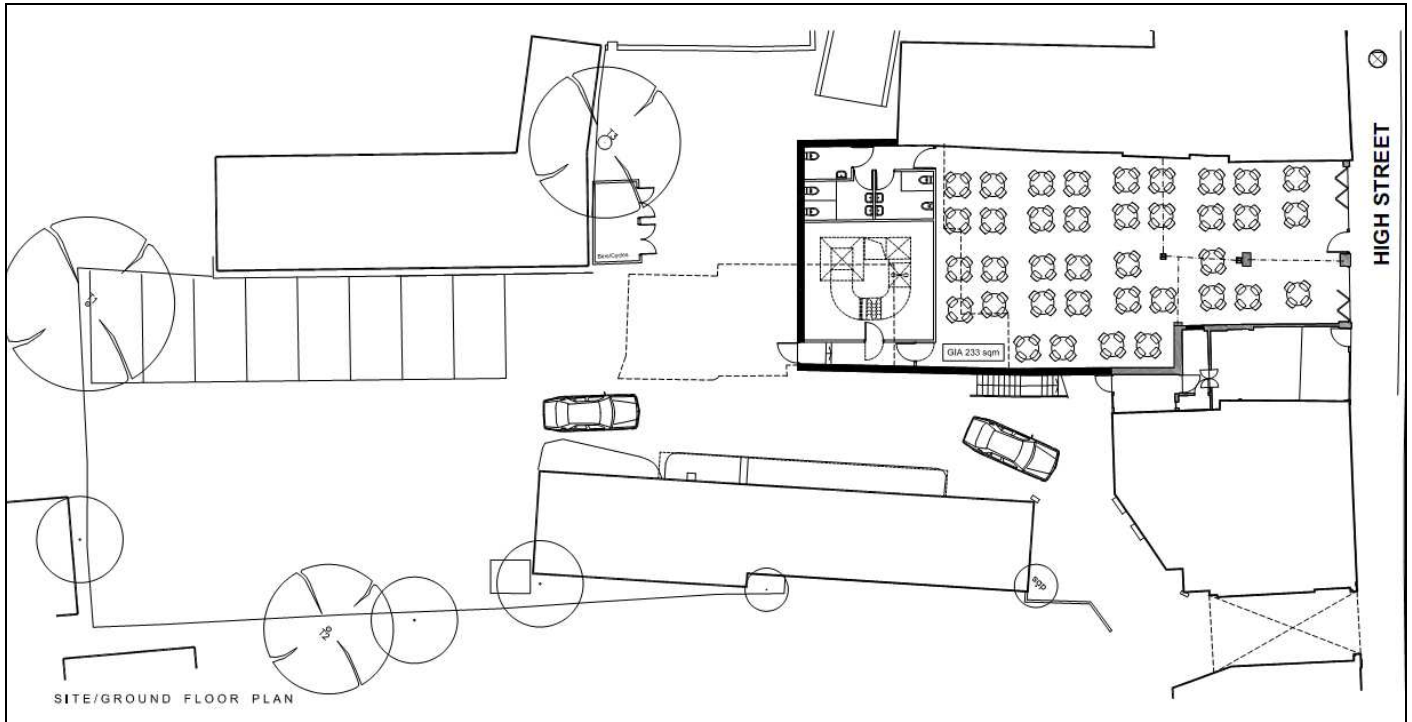
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Proposed Plan



Artist Impression of New Frontage