

# TO LET

94A EASTON STREET  
262.64 sq.ft

(24.4 sq.m)

# TO LET

POTENTIALLY NO BUSINESS RATES PAYABLE

**M** 94A EASTON STREET

High Wycombe  
Buckinghamshire  
HP11 1LT

Nearby Occupiers Include

**Connells**  
Estate Agents

**Hurst**  
Estate Agents

## LOCATION

The property is situated in High Wycombe town centre within an established business area to the east of the High Street being accessed off Easton Street. High Wycombe mainline rail station is a short walk providing a regular service in to London Marylebone of approximately 30 minutes. Junction 4 of the M40 motorway is 1.5 miles distant providing access to the rest of the nations motorway network and Heathrow Airport.

## DESCRIPTION

The subject property comprises of a ground floor retail unit that benefits from open plan accommodation with a storage room and WC to the rear of the property. The unit can be accessed via the rear courtyard.

## UNIT SIZE

Total Area: 262.64 sq.ft (24.4 sq.m).

## RENT

£8,000 per annum exclusive of all other outgoings, including service charge, business rates, insurance, utilities and VAT if applicable.

## RATEABLE VALUE

Rateable Value of £6,800 (effective 1st April 2026). Tenants may be able to qualify for small business rates relief.

## SERVICES

All mains services are available.

## SERVICE CHARGE & INSURANCE

Service Charge: A service charge is payable and equates to £406 (plus VAT) per annum.  
Insurance: TBC.

## ENERGY PERFORMANCE

E-121. Further information available upon request.

## PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

## VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



**High Wycombe**

5 minutes walk to railway station



**What Three Words**

itself.daring.desks

