

June 1985

PROMINENT TOWN CENTRE SHOP TO LET



2 Oxford Street,
High Wycombe, Bucks.

25 yr Lease
Rent £22,500 pa
for first 5 yrs

Taken by Optician. March 1986



Commercial offices at: High Wycombe, Reading,
Windsor, London EC1.

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SITUATION

The premises are situated on the south side of Oxford Street overlooking Frogmoor in an excellent but improving position with the new Frogmoor shopping arcade on the east side and the Sainsburys Superstore on the west side of Frogmoor and will be further enhanced with Wycombe District Councils plans to pedestrianise Frogmoor and parts of Oxford Street.

Other companies located immediately within the vicinity are Dolcis Footwear, Currys, John Collier Menswear and Burtons Menswear.

ACCOMMODATION

The accommodation comprises as follows:-

Gross Frontage	23' 3"
Ground Floor Sales Area	780 sq. ft. approximately
Ground Floor Storage	117 sq. ft.
First Floor Storage/Office	552 sq. ft.
Second Floor Storage	534 sq. ft.

TERMS

LEASE

For a term of 25 years subject to rent reviews at the end of every fifth year on a full repairing and insuring basis.

RENT

£22,500 per annum exclusive.

LEGAL COSTS

Both parties legal costs are to be borne by the ingoing tenants incurred in the preparation and granting of the lease.

VIEWING

Strictly by appointment through the Sole Agents Raffety Buckland, (0494) 21234.

File No: 26633

