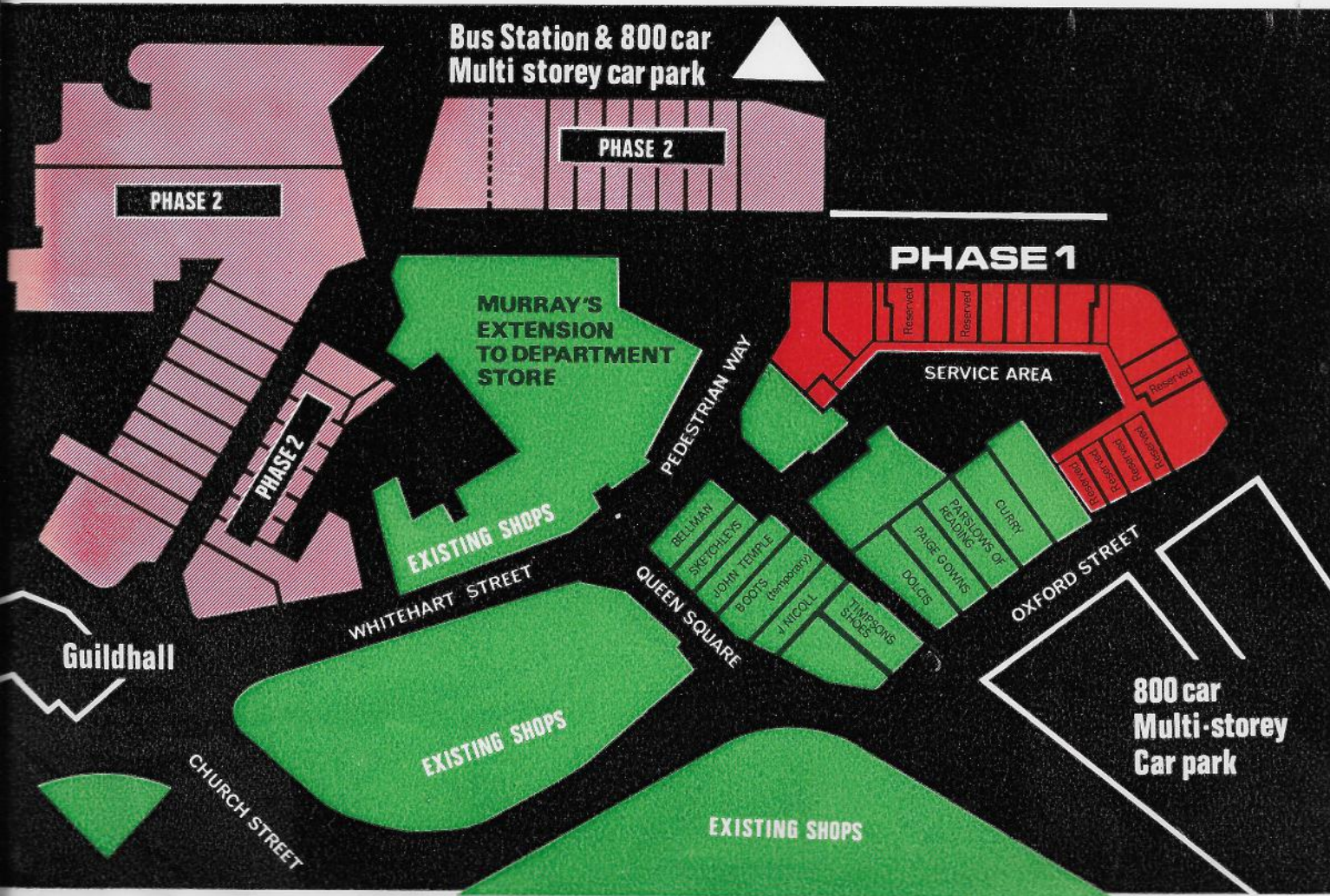




High Wycombe - The Octagon

central area redevelopment

'The best connected town in the country'

Generously provided with multi-storey car parks and new bus station serving a shopping population of well over 120,000

Phase 1 available Autumn 1968

Office suites available subject to O.D.P.

A Development by

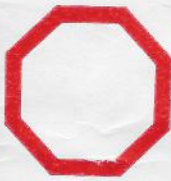
RICHARD COSTAIN
PROPERTIES (HIGH WYCOMBE) LIMITED

Full particulars (Phase I only) from

GODDARD & SMITH
LETTING AGENTS

22 King Street, St. James's, London, S.W.1
Telephone 01-930 7321

Reprinted from *Shop Property*, June 1968



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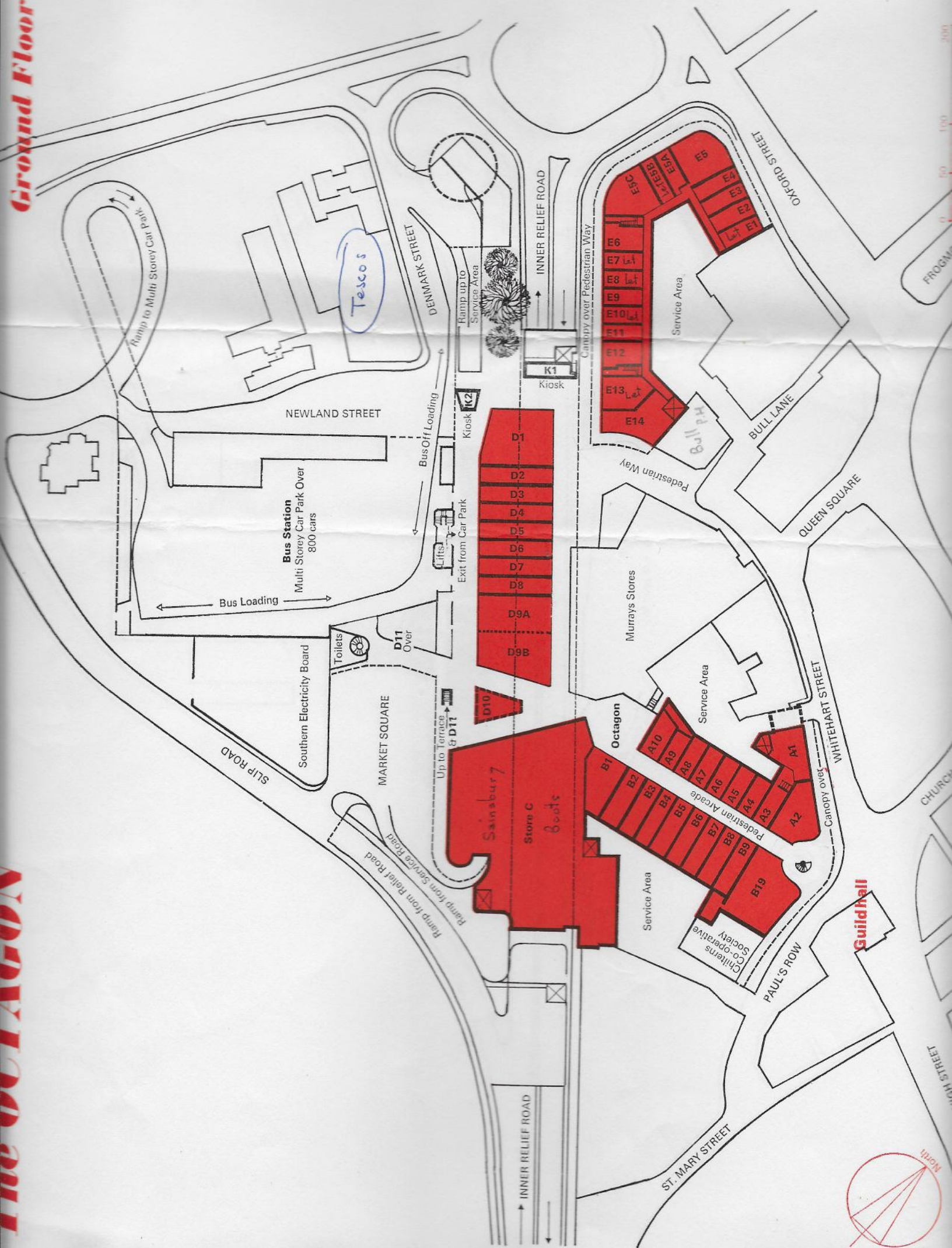
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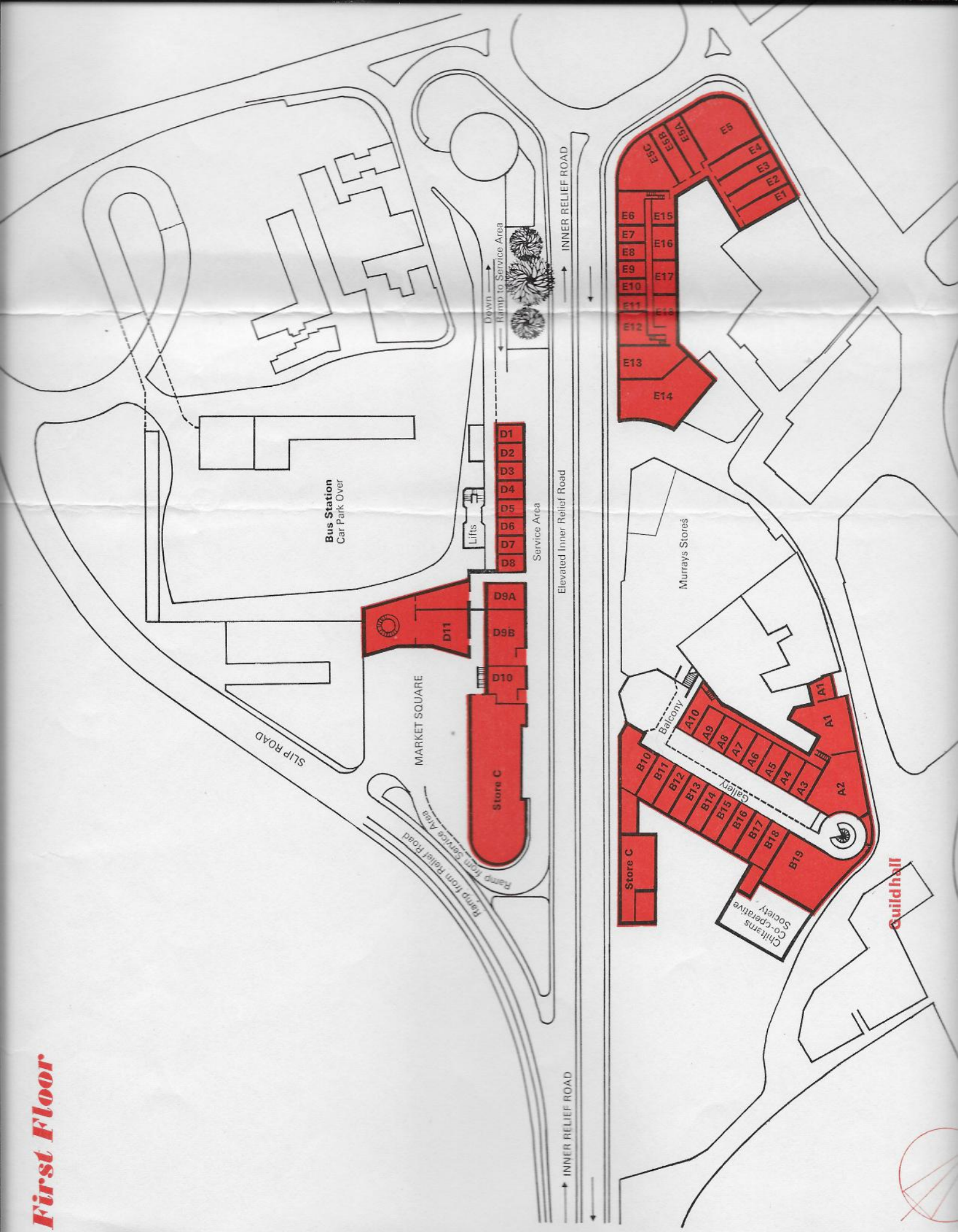
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First Floor



GODDARD & SMITH

A. W. BOURNER, O.B.E., F.S.V.A.
PETER M. BROWNFIELD POPE.
PATRICK B. POPE.
A. G. ONGLEY, F.S.V.A., F.F.S., F.R.S.H.
H. WILTSHIRE, F.S.V.A., F.F.S., F.R.S.H.
J. L. S. CROSSLEY, M.A. (CANTAB), A.R.I.C.S. A.A.I.
R. P. BECK, F.S.V.A.
E. J. ADAMS, F.S.V.A.
E. WYN THOMAS, DIP.T.P. (LOND), A.M.T.P.I.
F. T. DIPROSE, F.S.V.A.
L. R. PHOENIX, F.S.V.A.
B. M. GLASS, F.A.I., F.R.V.A.
V. W. McELROY, F.R.I.C.S., A.M.T.P.I.
A. D. BRAYLEY, F.S.V.A.
L. E. BAKER, B.A. (CANTAB), DIP. EST. MAN. A.A.I.
F. R. CHANDLER, F.S.V.A., F.F.S.
R. J. McCAUGHIN, F.S.V.A.
S. ST. JOHN.
CONSULTANT:
A. BROWNFIELD POPE, F.A.I.

AUCTIONEERS & ESTATE AGENTS
SURVEYORS & VALUERS.

YOUR REF.

HEAD OFFICES:

22, KING STREET,
ST. JAMES'S,
LONDON, S.W.1.

OUR REF.

TELEPHONE: 01-930 7321 (20 LINES)

TELEGRAMS: GODDARSMI, LONDON, S.W.1.

PROPERTY MANAGEMENT: 106, WESTBOURNE TERRACE, W.2.

TELEPHONE: 01-723 1299 (10 LINES)

November, 1968

Dear Sirs,

THE OCTAGON,
HIGH WYCOMBE, BUCKS.
TOWN CENTRE REDEVELOPMENT
PHASE 1

We are the appointed Agents for the above Development currently being carried out by our Clients, Richard Costain Properties (High Wycombe) Limited in Partnership with the High Wycombe Borough Council.

The present Centre serves not only the town itself, the population of which is rapidly rising and is now about 55,000, but a large well connected area around. By the time the redevelopment is completed it will serve a shopping population of at least 120,000.

High Wycombe has been noted for many generations as the centre of furniture manufacturing but in recent years it has attracted a wide diversification of industry so that it now enjoys a well balanced prosperity. It has also long been noted as one of the finest market towns in the country and the demand for retail space has never been adequately met by the standard of shops which have been available until now.

Consequently the Scheme will fulfil a real need. Not only will it provide a full range of shop unit sizes from kiosks to stores, but it will be integrated with the heart of the town centre. From here it will extend to an easily accessible car park for some 800 cars, a new bus station accommodating more services than at present and, not least, a new market square.

The 3 year Scheme is now well on its way with lettings agreed with J. SAINSBURY and BOOTS PURE DRUG COMPANY for large floor areas.

PHASE 1 OF THE SCHEME IS NOW AVAILABLE COMPRISING 17 SHOP UNITS (EIGHT OF WHICH HAVE BEEN LET OR RESERVED) providing various sizes to suit a number of trades, with accommodation on first floor. This block is particularly well placed in relation to the Scheme as a whole and has the further advantage that until the entire Scheme is completed, it will benefit from the natural flow of pedestrians to the temporary shops, bus lay-by and market area alongside being served by the Dovecot car park located on the opposite side of Oxford Street.

GODDARD & SMITH.

We attach for your consideration:

1. A rental Schedule for Block E.
2. Terms offered.
3. Schedule of Landlord's Finishes.

Mr. Wigfield will be pleased to discuss the Scheme and provide any further information you require.

We look forward to hearing from you.

Yours faithfully,

Goddard & Smith.

SUBJECT TO CONTRACT

GODDARD & SMITH.

HIGH WYCOMBE TOWN CENTRE REDEVELOPMENT - PHASE 1.

Unit Number	Window Frontage	Return Frontage	Depth	Area	Rear Ground	First Floor	Rent prior to December 1969	Rent for Remainder of First Seven years.
<u>BLOCK E.</u>							(in square feet)per annum	excl.
	<u>NET</u>	<u>NET</u>					£	£
1.			LET					
2.			RESERVED					
3.	17'		48'	820	100	875	2,100	2,475
4.			RESERVED					
5.	48'	45'	41'	2,330	130	3,140	6,950	8,150
5a.	17'		40'	720	65	650	2,000	2,350
5b.			LET					
5c.	63'		48'	1,500	55	1,180	3,650	4,250
6.	29'		42'	1,125	150	880	3,000	3,550
7.			LET					
8.			LET					
9.	17'		42'	720	100	380	1,800	2,100
10.			LET					
11.	17'		42'	720	100	380	1,800	2,100
12.	29'		42'	1,125	150	880	3,000	3,550
13.			LET					
14.	50'	26'	56'	2,320	90	3,360	5,875	6,925

SUBJECT TO CONTRACT

The foregoing particulars have been prepared with every care.
Whilst they are believed to be correct, their accuracy is in no
way guaranteed and they do not form part of any lease or Contract.

NOVEMBER, 1968.

GODDARD & SMITH.

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HIGH WYCOMBE TOWN CENTRE REDEVELOPMENT

SCHEDULE OF FINISHES

GENERAL:

The buildings are constructed with reinforced concrete frame, and upper floors have been designed to take a superimposed load of 100 lb. per square foot.

Pilasters between shops in Block E will be faced with red tegula tiles.

Fascia spaces above shops will be left open for installation of fascia and lettering by the tenants (See below).

INTERNAL:

Ceilings, walls, floors and stairs of shops and stores will be left in their structural state, tenants being responsible for plastering, floor screeding, decorating and other finishes.

Toilet accommodation, as well as the Service Units in Block E, will have walls and ceilings plastered and decorated whilst there will be thermoplastic tiling to the floors. W.C. suites and washbasins will be fitted and connected to the water supply and main drainage.

SERVICES:

Each shop will be connected to the main sewer and will also be served with water, gas, electricity, and telephone connections to within the unit. Tenants will be responsible for extension of the services throughout the units other than those provided in toilets and Service Units.

Provision is made for emergency lighting and fire alarm system where required by the Fire Officer.

SHOP FRONTS:

Shop fronts and fascia treatment to all shops are to be installed by the tenants after prior approval has been obtained from the Developers. Illuminated projecting signs to a design approved by the Developers are to be installed by the tenants at their own expense to all shops in the Arcade. No projecting signs will be permitted in the rest of the Scheme.

The layout and details of the scheme are subject to variation in the light of current requirements.

The foregoing particulars have been prepared with every care. Whilst they are believed to be correct, their accuracy is in no way guaranteed and they do not form part of any Lease or Contract.

HIGH WYCOMBE TOWN CENTRE REDEVELOPMENT

LEASES

1. TERM:

The Leases will be in standard form and will be for 21 years with upwards rent reviews at the 7th and 14th years.

2. REPAIRS:

The tenants will be responsible under full repairing covenants except in relation to certain common parts which will be the responsibility of the Landlord and the cost of which will form part of a service charge (See below).

3. INSURANCE:

The Landlord will comprehensively insure the development, except for plate glass which will be the responsibility of the tenants. The Landlord's insurance costs will be recovered from the tenants.

4. SERVICE CHARGE:

There will be a service charge to cover the cost of services provided by the landlord. This charge will be low as the public areas and service areas will be maintained, cleansed and lighted by and at the expense of the Local Authority.

5. TRADING:

Tenants will be under covenants to open and trade by a specific date and to keep illuminated until 11p.m. all shop windows, fascia signs and projecting signs.

6. COSTS:

The tenants will bear the landlord's legal costs and stamp duty in connection with the Agreement and Lease.

NOTE:

The above represents only brief details of the proposed Leases and full terms of letting will be indicated in the Agreement and Lease.