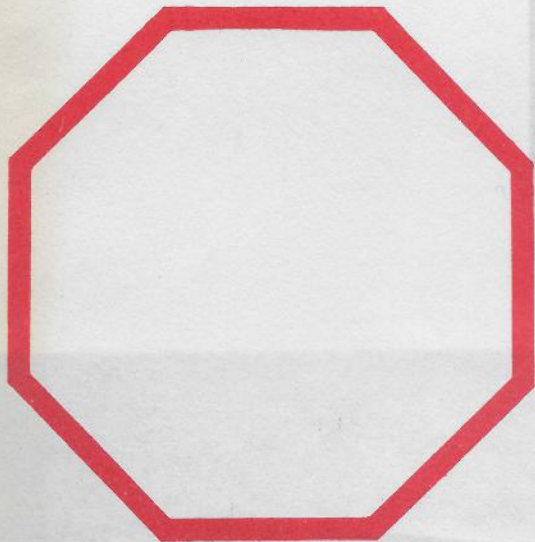
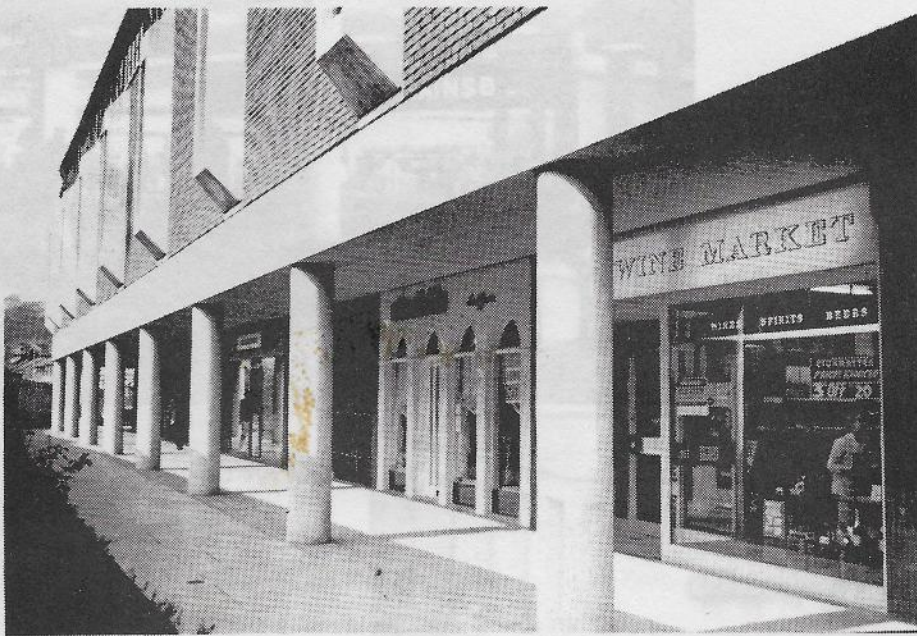


The OCTAGON



High Wycombe





...and the fact that it is the first London and C...
 Shoppers travel...
 ...to the...
 ...and marks...

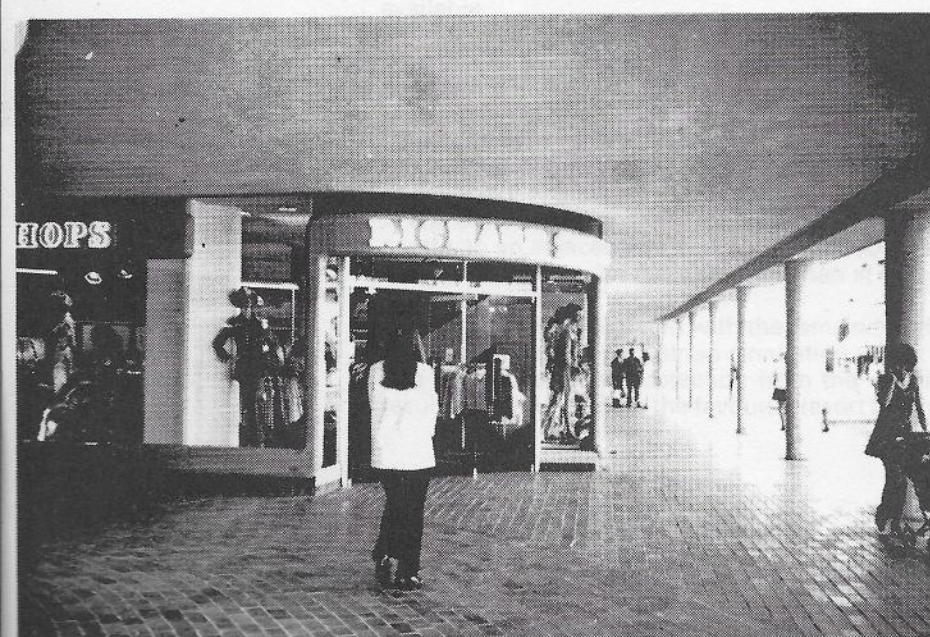
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...the High Wy...

About High Wycombe

High Wycombe has long been famous as a flourishing market town and no less famous as a centre for the manufacture of furniture. In recent years it has attracted a wide range of other industries so that its present high level of prosperity is more widely based and assured than ever before. At the same time its population has grown rapidly, the combined population of the Borough of High Wycombe and its surrounding rural district, now exceeding 110,000 being supplemented by many thousands beyond the immediate locality who regard the Town Centre as their principal shopping venue. Eminently well placed in the middle of the prosperous commuter belt it is the finest shopping town anywhere on the A.40 between London and Oxford.

Shoppers travelling into the centre by car, by frequent buses and coaches, or by train, invariably gravitate to the area surrounding the famous Guildhall which dominates the western end of the High Street and marks the entrance to the new Town Centre.

About the scheme

Although High Wycombe has long been noted as one of the finest market towns in the country the demand for retail space has never been adequately met by the standard of shops which have been available.

Now, Richard Costain Properties (High Wycombe) Ltd., in partnership with the Corporation of High Wycombe, are re-developing a large section of the shopping centre of the Town, thus fulfilling a real need. This brochure illustrates the full range of units being provided—from kiosks to stores, from single-storey boutiques to standard shops with extensive showroom and storage space on upper floors.

The Scheme will extend from the Guildhall, the heart of the town centre, to an adjacent car park for some 800 cars, a new bus station accommodating even more services than at present and, not least, a new market square.

It has been so integrated with the remainder of the town centre as to ensure a natural pedestrian circulation whilst its pleasant traffic-free atmosphere and protection from the weather must inevitably result in it proving to be the favourite resort for shoppers.



COMMERCIAL

30 High Street, High Wycombe. Tel.: 21234 (ten lines)

With other offices at

Beaconsfield, Amersham, Farnham Common, Aylesbury and Princes Risborough

THE OCTAGON

BLOCK A

<u>Unit No.</u>	<u>Frontage</u>	<u>Depth</u>	<u>Area</u> sq.ft.	<u>Rear Ground Floor</u> sq.ft.	<u>1st Floor</u> sq.ft.	<u>Rental</u>
1	54'	31'6"	1,335	100	2,450	£ 5,500
2	55'6" with 37' return	50'	1,850	240	2,880	£ 8,800
3	18'	37'	665	90	590	£ 3,500
4	18'	37'	665	90	500	£ 3,500
5	18'	37'	665	90	500	£ 3,500
6	18'	37'	665	90	610	£ 3,650
7	18'	37'	665	90	610	£ 3,500
8	18'	37'	665	90	500	£ 3,500
9	18'	37'	665	110	500	£ 3,500
10	19'6" with 38'6" return	46'	885	75	740	£ 5,500

THE OCTAGON

BLOCK B - GROUND FLOOR

<u>Unit No.</u>	<u>Frontage</u>	<u>Depth</u>	<u>Area</u> sq.ft.	<u>Rear Ground Floor</u> sq.ft.	<u>1st Floor</u> sq.ft.	<u>Rental</u>
1	40'	42'	1,425	80	-	£ 6,000
2	19'6"	42'	850	80	-	£ 3,450
3	18'	42'	790	80	-	£ 3,250
4	18'	42'	790	80	-	£ 3,250
5	18'	42'	790	80	-	£ 3,250
6	18'	42'	790	80	-	£ 3,400
7	18'	42'	790	80	-	£ 3,250
8	18'	42'	790	80	-	£ 3,250
9	18'	42'	790	80	-	£ 3,250
19	47' with 68' return	57'	3,340	400	2,350	£13,500

THESE PARTICULARS HAVE BEEN PREPARED WITH
EVERY CARE AND ARE BELIEVED TO BE CORRECT,
BUT THEIR ACCURACY IS IN NO WAY GUARANTEED

THE OCTAGON

BLOCK B - FIRST FLOOR SHOPS

<u>Unit No.</u>	<u>Frontage</u>	<u>Depth</u>	<u>Area</u> sq.ft.	<u>Rear Section</u> sq.ft.	<u>Rental</u>
10	30'6"	29'	1875	72	£ 1,250
11	19'	29'	720	50	£925
12	18'	29'	690	50	£825
13	18'	29'	690	50	£825
14	18'	29'	690	50	£825
15	18'	29'	690	50	£825
16	18'	29'	690	50	£825
17	18'	29'	690	50	£825
18	18'	29'	690	50	£825

THE OCTAGON

BLOCK D

NOTE: THESE UNITS HAVE FRONTAGES AT BOTH FRONT AND REAR OF
EQUAL IMPORTANCE.

<u>Unit No.</u>	<u>Frontage</u>	<u>Depth</u>	<u>Area</u> sq.ft.	<u>1st Floor</u> sq.ft.	<u>Rental</u>
1	59'6" x 62' with 61'6" return	68'	4,050	340	£ 9,000
2	18' x 18'	76'	1,370	320	£ 4,675
3	18' x 18'	76'	1,370	320	£ 4,675
4	18' x 18'	76'	1,370	320	£ 4,675
5	18' x 18'	76'	1,370	320	£ 4,675
6	18' x 18'	76'	1,370	320	£ 4,675
7	18' x 18'	76'	1,370	320	£ 4,675
8	18' x 18'	76'	1,370	320	£ 4,675
9A	36' x 36'	76'	2,735	1,000	£ 7,825
9B	57'6" x 35'6" with 79' return	76'	3,510	1,790	£12,850
11	First Floor Space suitable for Restaurant 5,450sq.ft. £3,000 p.a.				

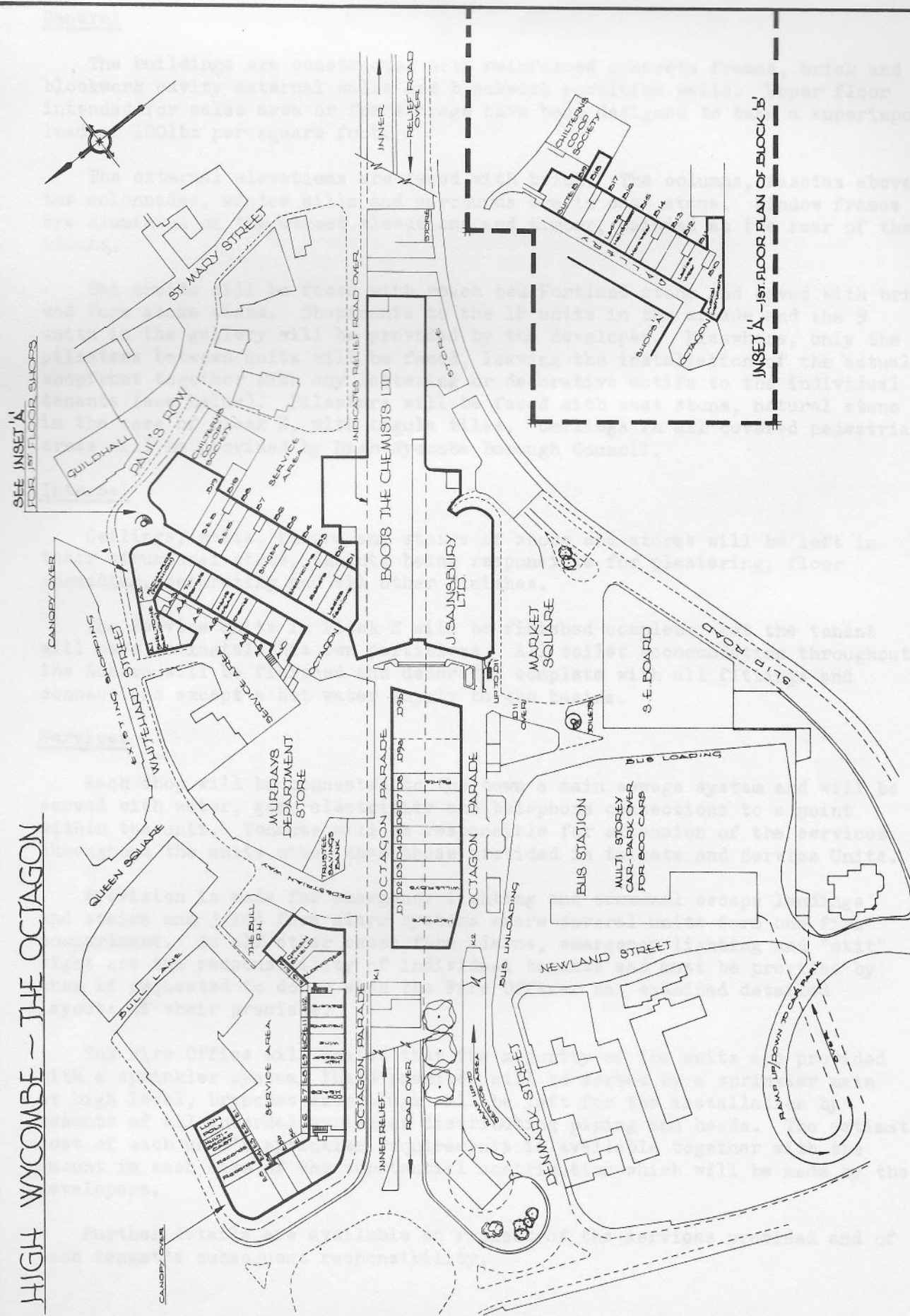
THESE PARTICULARS HAVE BEEN PREPARED WITH EVERY CARE AND ARE

THE OCTAGONBLOCK E

<u>Unit No.</u>	<u>Window Frontage</u>	<u>Depth</u>	<u>Area</u> sq.ft.	<u>Rear</u> <u>Ground Floor</u> sq.ft.	<u>1st</u> <u>Floor</u> sq.ft.	<u>Rental</u>
1	17'	44'	830	100	860	LET
2	17'	46'	780	100	850	LET
3	17'	48'	820	100	875	£2,475
4	17'	50'	850	60	925	£2,500
5	48' with 45' return	41'	2,330	130	3,140	£8,150
5A	17'	40'	720	65	650	£2,300
5B	17'	48'	820	65	855	LET
5C	63'	48' average	1,500	55	1,180	£4,250
6	29'	42'	1,125	150	880	£3,550
7	17'	42'	720	100	380	LET
8	17'	42'	720	100	380	£2,100
9	17'	42'	720	100	380	LET
10	17'	42'	720	100	380	LET
11	17'	42'	720	100	380	£2,100
12	29'	42'	1,125	150	880	£3,550
13	35'	54'6"	1,550	90	1,860	LET
14	50' with 26' return	56'	2,320	90	3,360	£6,925

THESE PARTICULARS HAVE BEEN PREPARED WITH EVERY CARE AND ARE BELIEVED TO BE CORRECT, BUT THEIR ACCURACY IS IN NO WAY GUARANTEED AND THEY DO NOT FORM PART OF ANY LEASE OR CONTRACT.

SEE INSET 'A'
FOR 1ST FLOOR SHOPS



INSET "A" - 1st BLOCK OF AN OF BLOCK "B"

HARRIS, RAEFFY & CO.
CHARTERED SURVEYORS
100, N. 10TH ST., PHOENIX, ARIZ.

FOR IDENTIFICATION ONLY
ACCURACY NOT WARRANTED

SCHEDULE OF FINISHES

General

The buildings are constructed with reinforced concrete frames, brick and blockwork cavity external walls and blockwork partition walls. Upper floor intended for sales area or for storage have been designed to take a superimposed load of 100lbs per square foot.

The external elevations are faced with brick. The columns, fascias above the colonnades, window cills and surrounds are in cast stone. Window frames are aluminium on the street elevations and timber, painted at the rear of the blocks.

The arcade will be faced with roach bed Portland stone and paved with brick and York stone slabs. Shopfronts to the 18 units in the arcade and the 9 units in the gallery will be provided by the developer. Elsewhere, only the pilasters between units will be faced, leaving the installation of the actual shopfront together with any lettering or decorative motifs to the individual tenants (see below). Pilasters will be faced with cast stone, natural stone or, in the case of block E, with tegula tiles. Ceilings in all covered pedestrian areas will be provided by High Wycombe Borough Council.

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 all other finishes.

The Service Units in Block E will be finished complete, but the tenant will have to install his own partitions. All toilet accommodation throughout the Scheme will be finished and decorated complete with all fittings and connections except a hot water supply to the basins.

Services

Each shop will be connected to the town's main sewage system and will be served with water, gas, electricity and telephone connections to a point 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 communal escape landings and stairs and joint fire alarm systems where several units form one fire compartment. In all other cases fire alarms, emergency lighting and "exit" signs are the responsibility of individual tenants and must be provided by them if requested to do so when the Fire Officer has examined detailed layouts of their premises.

The Fire Office will insist that the majority of the units are provided with a sprinkler system, these premises will be served by a sprinkler main at high level, branches with plugs will be left for the installation by tenants of all internal sprinkler distributing piping and heads. The estimated cost of each unit's sprinkler requirements is available together with the amount in each case of the substantial contribution which will be made by the developers.

Further details are available on request of the services provided and of each tenant's subsequent responsibility.

Continued.....

LEASES:

1. Term

The Leases will be in standard form and will be for Blocks A, B and D for 21 years with upwards rent review at the 14th year. For Block E, 21 years with upward rent reviews at 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). The tenants will also be free from responsibility for the repair of any part of the inner relief road which is built above certain shops and from responsibility for the columns supporting the road which are within the demised premises. This will be the responsibility of the Local Authority and the cost involved will not be re-charged.

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. Each tenant will be under covenant to open and trade by a date specified by the Landlord which will normally be two months after the handing over of the unit in its "practically finished" state. Each tenant will be under covenant to keep illuminated until 11 p.m. all shop windows, fascia signs and projecting signs.

6. Costs

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

7. The Lessees plans and specifications for the proposed shop front and fitting out of the interior shall be subject to the prior approval of the Landlord and of the Local Authority as Superior Landlord. The tenant to be responsible for all sums incurred in the respect of fees of architects and surveyors for the approval and supervision of the tenants work.

NOTE:

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

SCHEDULE OF FINISHES CONTINUED

Shop Fronts - Arcade

Standard metal shop fronts will be provided by the developers to units in blocks A and B, with the following exceptions:-

A.1. and B.1.: the flank of A.10; the White Hart Street and Paul's Row frontages to A.2 and B.19 respectively extending in each case as far as the standard shop front in the arcade between blocks A and B.

Fascia Signs Blocks A & B

- (i) every tenant must provide a suitable sign above each shopfront opening
- (ii) each sign must be illuminated
- (iii) variations in the types and colours of letters will be permitted in different premises; all signs must be approved by Costain Property Investment Ltd. and the Chief Architect before formal planning permission is applied for
- (iv) the signs should consist of individual letters or linked letters; box signs will not be permitted
- (v) a conduit outlet has been provided centrally over each shopfront and 29 $\frac{1}{2}$ " above the soffit. The top of the lettering should be 3" above this or 32 $\frac{1}{2}$ " over the soffit; the sign must be placed centrally over the shopfront
- (vi) if neon signs are used, great attention must be paid to the positioning and design of the fireman's switches. These should be recessed in the reveal of the shopfront and wired from behind
- (vii) no fireman's switches, burglar alarm boxes or similar items are to be fixed externally without prior approval both as to the design and siting from Costain Property Investment Ltd. and from the Chief Architect.

All other shop fronts and fascia treatment to all shops are to be installed by the tenants after prior approval has been obtained from the Landlord and of the Local Authority as the Superior Landlord. Frames for projecting signs for all arcade and gallery units will be provided by the developer, the tenant will be responsible for fitting an illuminated sign within the frames to designs approved by the developer.

No other projecting signs will be permitted for the rest of the scheme.