

# VILLAGE RETAIL UNIT TO LET



## Prime Position Prestwood Village

149 High Street,  
Prestwood, HP16 9HF

### Location:

The property is located in the quaint English Village of Prestwood, located 7 miles from Amersham & 5 miles from High Wycombe.

The property is located on a prominent high street position close to all local amenities including Post Office, chemist and butchers. This corner location is arguably the best retail position in the Village with double frontage to Wycombe Road and High Street.

### Description

The property consists of ground floor accommodation with separate kitchen and w/c facilities to the rear. The property includes perimeter trunking, electric heating and air conditioning, suspended ceiling and Cat II Lighting. Parking to the front of the property is also available.

The approximate area of the property is;

Ground Floor: 57.97sq. m. / 624 sq. ft.

### Rent:

£15,000 per annum

### **Important notice**

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



### EPC:

An Energy Performance Certificate is available on request.

### Rates:

The Valuation Office Agency website doesn't show a rateable value for the property. Interested parties are advised to seek independent advice on the rates payable.

### Legal costs:

Each party to bear their own professional costs.

### Viewing:

For further information or an appointment to view, please contact Jack Carroll on: 01494 689617 [jc@jaggardmacland.co.uk](mailto:jc@jaggardmacland.co.uk) or Steven Macdermott on 01494 689619 [srm@jaggardmacland.co.uk](mailto:srm@jaggardmacland.co.uk)

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