



The Bell, Frogmoor, High Wycombe HP13 5DQ

**Area**

Ground floor approx 2302
sqft

**Rent**

£50,000 per annum

**Location**

Directly opposite Yates



LOCATION

Situated on the periphery of High Wycombe Town centre and directly opposite Yates.

DESCRIPTION

Former Public House comprising of approx 2302 sq ft on ground floor.

The first floor can be made available if required for kitchen/additional customer area if required.

There is an area to the rear that was previously used for a parking/garden area that now has a temporary structure on it that can be easily removed.

Suitable for a variety of uses subject to Landlord and Local Authority consent.

TERMS

Available by way of a brand new Full Repairing & Insuring lease on terms to be agreed with the Landlord.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract /references.

RATES

According to the Valuation Office the Rateable Value commencing 1st April 2026 is £21,250 per annum. Interested parties are encouraged to make their own enquiries with Wycombe Council.

EPC

B 50

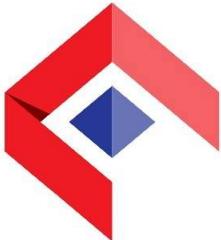
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