



**10 Easton Street**  
High Wycombe, HP11 1NJ

## **FREEHOLD TOWN CENTRE OFFICE BUILDING**

**5,503 sq ft**  
(511.25 sq m)

- Prominent town centre location
- Unique architectural features
- Varying sized office suites
- Basement storage
- Large sash windows
- Large car park

# 10 Easton Street, High Wycombe, HP11 1NJ

## Summary

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Available Size | 5,503 sq ft                                                                  |
| Price          | Offers in the region of £1,200,000 VAT is not payable on the purchase price. |
| Rates Payable  | £27,750 per annum<br>2023                                                    |
| Rateable Value | £50,000                                                                      |
| VAT            | Not applicable. The building is Not VAT registered                           |
| Legal Fees     | Each party to bear their own costs                                           |
| EPC Rating     | E (103)                                                                      |

## Description

10 Easton Street is a Grade II late C18 formal terrace block, of 3 storeys and basement.

This yellow stock brickwork with flat eaves cornices and Welsh slate roofs property comprises various office suites across 3 floors along with period features throughout. Floorplans available on request.

There is also a large car park which forms part of the demise.

## Location

High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes. High Wycombe town centre has an extensive range of retail and leisure facilities.

## Accommodation

The accommodation comprises the following areas:

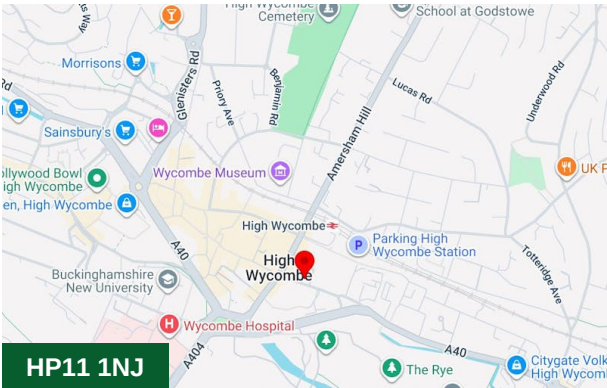
| Name                    | sq ft | sq m   | Availability |
|-------------------------|-------|--------|--------------|
| Basement - Storage only | 357   | 33.17  | Available    |
| Ground - Offices        | 1,559 | 144.84 | Available    |
| 1st - Floor             | 1,784 | 165.74 | Available    |
| 2nd - Floor             | 1,802 | 167.41 | Available    |
| Total                   | 5,502 | 511.16 |              |

## Terms

Available for sale Freehold.

## Money Laundering and Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence.



## Viewing & Further Information



**Zac Murdoch**  
01494 446612  
zm@chandlergarvey.com



**Michael Garvey MBE**  
01494 460250 | 07899 790 040  
mg@chandlergarvey.com

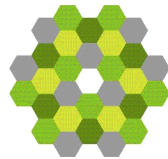




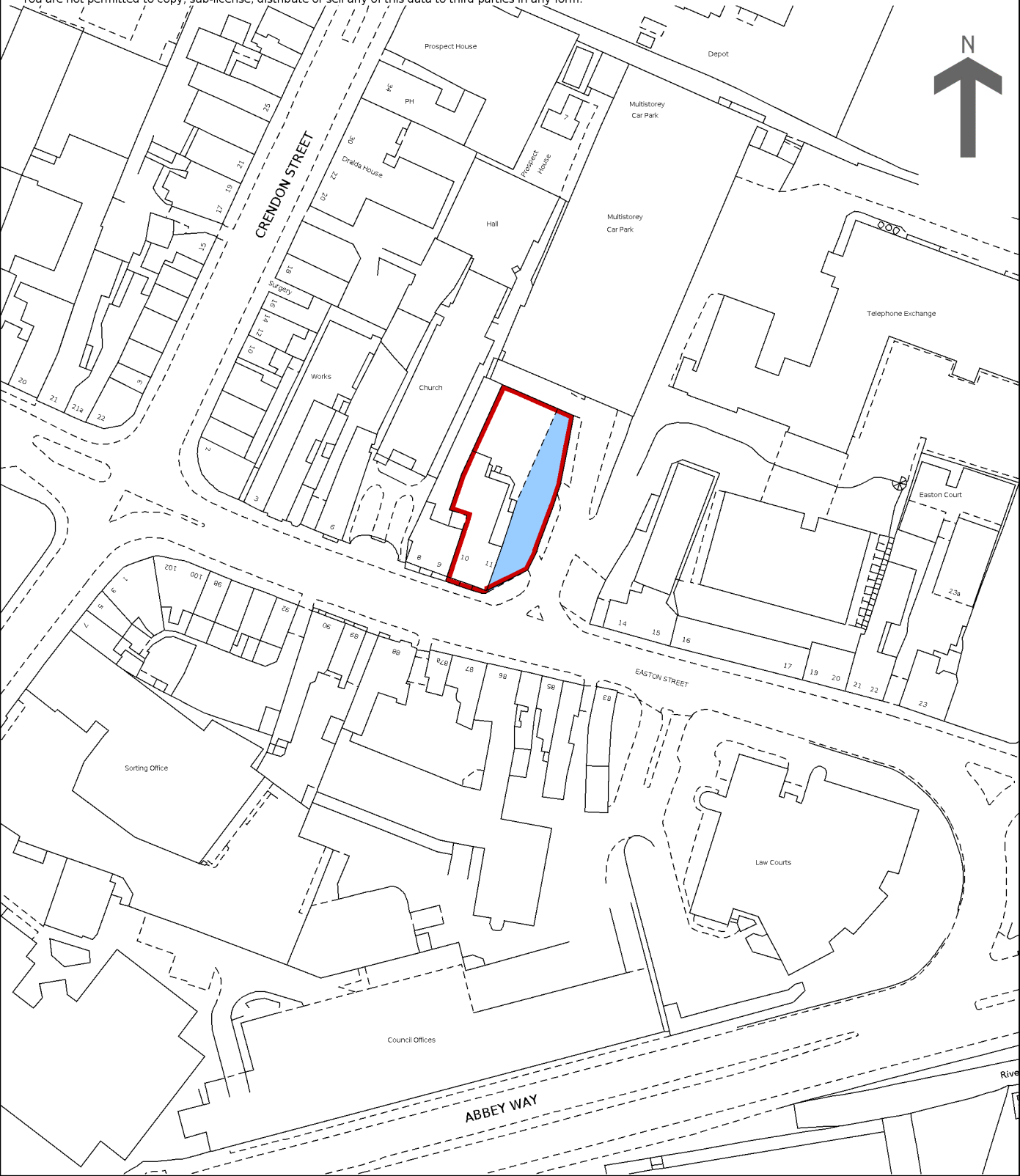
# HM Land Registry

## Current title plan

Title number **BM387722**  
Ordnance Survey map reference **SU8692NE**  
Scale **1:1250**  
Administrative area **Buckinghamshire**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 11 September 2025 at 09:02:25. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Leicester Office.