



PMCD RETAIL

SHOPS & RESTAURANTS



NEW SHOP INSTRUCTION – BEACONSFIELD
OLD TOWN – OPPOSITE BRASSERIE BLANC
TO LET 513 sf (47.7 sm)

52 LONDON END, BEACONSFIELD HP9 2JH

- FREE STREET PARKING
- 1 ALLOCATED PARKING SPACE
- GRADE II LISTED
- PRIME POSITION
- ZERO BUSINESS RATES UNTIL JUNE 2021 FOLLOWED BY FURTHER DISCOUNTS UNTIL THE END OF THE YEAR (SUBJECT TO STATUS)

LOCATION

The property is located on the south side of London End with occupiers including Farrow & Ball, Fired Earth and Brasserie Blanc opposite. There is free parking along the “four Ends” in Beaconsfield Old Town. Junction 2 of The M40 motorway is within a mile of the property while the train station with services to London Marylebone is a similar distance away in the New Town.

ENERGY PERFORMANCE CERTIFICATE

TO BE ASSESSED





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Your contact for this property

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DESCRIPTION

The ground floor retail premises was formerly occupied by a jeweller but suits various other retail uses and other use types within Class E including medical, office, and some leisure uses. It has the following approximate floor areas:

Sales:	341 sf (31.7 sm)
Store:	87 sf (8.1 sm)
Office:	61 sf (5.7 sm)
Kitchen:	24 sf (2.2 sm)
Total:	513 sf (47.7 sm) plus WC

TERMS

We are instructed to market a new effectively full repairing and insuring lease for a term to be agreed at a rent of £30,000 per annum exclusive of business rates, building insurance, utilities and VAT (if applicable).

VAT

We understand VAT is not currently payable on the rent

BUSINESS RATES

The Rateable Value is to be re-assessed – details on application

ZERO RATES payable for qualifying businesses currently apply. Details on application or from Buckinghamshire Council – 01895 837540

ATTENTION TO RETAIL

Philip Marsh Collins Deung/PMCD Retail and their clients give notice that (i) these particulars are issued as a general guide only and do not constitute part of an offer or contract. (ii) Whilst care is taken in the preparation of these details they cannot be relied upon as statements or representations of facts and no liability can be accepted as to their accuracy. Intending occupiers or purchasers should make their own investigations to satisfy themselves as to the facts, and should take professional advice. (iii) No person in the employment of Philip Marsh Collins Deung/PMCD Retail has any authority to make or give any representation or warranty in relation to the property. (iv) Unless stated otherwise, rents or prices quoted are exclusive of VAT.

VIEWING

Strictly by appointment through the sole agents:

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Regulated by RICS 