



# PMCD RETAIL

SHOPS & RESTAURANTS

REVISED DETAILS – JUNE 2023



PROMINENT SHOP INSTRUCTION –  
BEACONSFIELD OLD TOWN – OPPOSITE  
BRASSERIE BLANC

TO LET 915 sf (85 sm)

56 LONDON END, BEACONSFIELD HP9 2JH

- FREE STREET PARKING
- 2 ALLOCATED PARKING SPACES IN REAR PRIVATE CAR PARK
- GRADE II LISTED
- PRIME POSITION
- 75% BUSINESS RATES UNTIL APRIL 2024 (SUBJECT TO STATUS)

## LOCATION

The property is located on the south side of London End, next to The Swan PH, 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

Rating B (42)





## PMCD RETAIL

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Your contact for this property

DAN COLLINS  
01494 683643 Beaconsfield  
dan@pmcd.co.uk



### DESCRIPTION

The ground floor retail premises was formerly occupied for many years as an art gallery and framers but suits various other retail uses and other use types within Class E including medical, office, and some leisure uses. It occupies a prominent corner position on London End with open plan sales space and rear servicing.

It has a total approximate floor area of **915 sf (85 sm) plus WC**

### TERMS

A new lease is available. Rent on application.

### VAT

We understand VAT is not currently payable on the rent

### BUSINESS RATES

The 2023 Rateable Value is £39,000. Rates payable for the 2023/24 tax year – approx. £19,461 before substantial available discounts including transitional allowance and 75% Retail, Hospitality and Leisure Relief, if your business qualifies. With both reliefs fully applied rates payable should be approx £3,335 for qualifying businesses for the 23/24 tax year.

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:

PHILIP MARSH COLLINS DEUNG  
01494 680000  
[www.pmcd.co.uk](http://www.pmcd.co.uk)

39 Windsor End  
Beaconsfield HP9 2JN

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