



PMCD RETAIL

SHOPS & RESTAURANTS

REDUCED RENT



SHOP IN PROMINENT LOCATION TO LET 546sf (50.7sm)

86 LONDON END, BEACONSFIELD, HP9 2JD

- KEY CORNER POSITION
- STREET PARKING
- OPEN CONCEPT
- PERIOD FEATURES
- 75% BUSINESS RATES DISCOUNT FOR THE 2023/2024 TAX YEAR SUBJECT TO STATUS

LOCATION

The property is located in a prominent position at the top of London End, by the roundabout between the A355 (to Amersham) and the A40 leading to Gerrards Cross, Slough and the M40 and close to the White Horse pub/restaurant. Other notable occupiers nearby include Brasserie Blanc, Fired Earth, Farrow & Ball and Pizza Express amongst other quality independent shops and restaurants.

Junction 2 of the M40 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.





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Your contact for this property

DAN COLLINS
01494 683643 Beaconsfield
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DESCRIPTION

A ground floor shop with excellent frontage to passing traffic, providing opportunity for exceptional business profile.

The following approx. floor areas apply:

Sales: 535 sf (49.7 sm)

Kitchenette: 11 sf (1 sm)

Plus WC

ENERGY PERFORMANCE CERTIFICATE

Rating B (50)

BUILDING INSURANCE

To be advised

TERMS

A new lease is available on terms to be agreed at an initial rent of £25,000 per annum exclusive.

VAT

We are advised that the property has not been elected for VAT.

BUSINESS RATES

The current Rateable Value needs to be re-assessed following sub-division of the space. Please contact PMCD for further information and details of potential rates payable.

ATTENTION TO RETAIL

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VIEWING

Strictly by appointment through the sole agents:

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