



PMCD RETAIL

SHOPS & RESTAURANTS

UNITS 18 AND 20-24 GREGORIES ROAD



NEW SHOP INSTRUCTION – BEACONSFIELD NEW TOWN – CURRENTLY OCCUPIED BY KNIGHT FRANK AND EYE LIKE

TO LET FROM 296 sf (27.5 sm) – 1,744 sf (162 sm)

18-24 GREGORIES ROAD, BEACONSFIELD HP9 1HQ

- 75% BUSINESS RATES DISCOUNT UNTIL APRIL 2025 (SUBJECT TO STATUS)
- SUITABLE FOR A VARIETY OF “CLASS E” USES
- LAYBY AND STREET PARKING ADJACENT
- AVAILABLE ON NEW LEASE/S
- VARIOUS LAYOUT PERMUTATIONS POSSIBLE

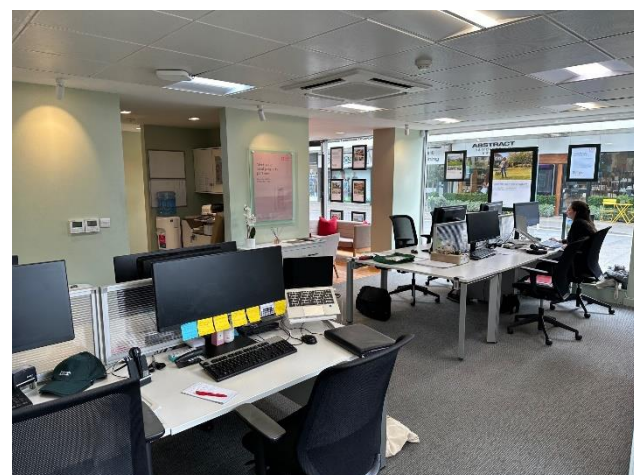
LOCATION

The property is located on the north side of Gregory's Road, just off the main High Street with occupiers including Laithwaites, Pets Corner, and Boots Opticians nearby as well as other local retail and leisure businesses. The train station with services to London Marylebone is a short walk from the property.

ENERGY PERFORMANCE CERTIFICATE

Unit 18: Rating B (39)

Unit 20 -24: Rating C (68)



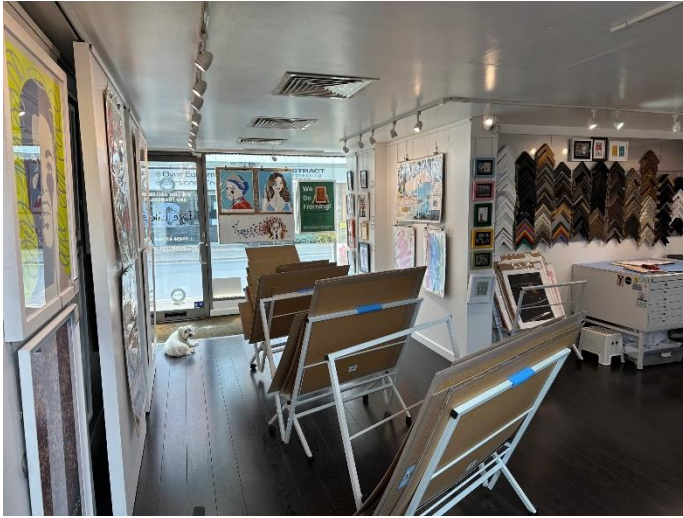


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Your contact for this property

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



DESCRIPTION

Two storey premises currently occupied as follows (**Option A**):

Unit 18: 456 sf (42.4 sm) plus WC – rent: £19,500 per annum exclusive

Unit 20-24:

GF: 692 sf (64.29 sm) plus WC

FF: 593 sf (55.1 sm) plus WC – rent: £40,000 per annum exclusive

Consideration will be given to splitting as follows (**Option B**):

Unit 18: 296 sf (27.5 sm) plus WC – rent: £14,500 per annum exclusive

Units 20-24:

GF: 855 sf (79.4 sm) plus WC

FF: 593 sf (55.1 sm) plus WC – rent: £45,000 per annum exclusive

TERMS

We are instructed to market a new full repairing and insuring lease/s on terms to be agreed.

VAT

We understand VAT is not currently payable on the rent.

BUSINESS RATES

Current 2023 Rateable Values:

Unit 18: £14,250 – 2024 rates payable before applicable discounts £7,111

Unit 20-24: £30,750 – 2024 rates payable before applicable discounts £15,345

Applicable discounts include Retail, Hospitality and Leisure Relief, if your business qualifies – 75% discount.

NB. Rates discounts can be amended by Government from time to time. Details on application or from Buckinghamshire Council – 01895 837540

ATTENTION TO RETAIL

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VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG
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Regulated by RICS 