

FOR SALE/TO LET



190 MAXWELL ROAD
BEACONSFIELD
HP9 1QX

PRIME TOWN CENTRE FREEHOLD

- For Sale/ Maybe To Let
- 1,586 sq ft retail
- Offers in excess of £575,000
- Vacant Possession

LOCATION

Located in the heart of Beaconsfield New Town on a busy retail parade alongside occupiers such as Subway, Shaw Trust and Prime Steak and Grill restaurant.

Beaconsfield has attracted numerous occupiers such as Costa Coffee, Waitrose, WH Smiths, Clarendon Fine Art, Mint Velvet and The Beech House.

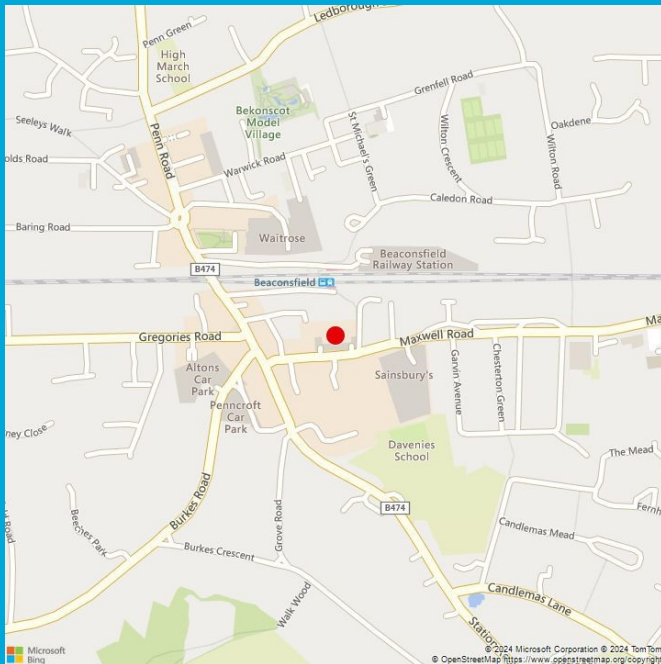
DESCRIPTION

The commercial unit is currently trading as Manhattan Clothing Store and will be offered with vacant possession.

Ground floor retail unit currently configured as a sales/ retail area with changing facilities thereafter. The property then leads onto a small office, kitchenette, stockroom, and W/c. There is rear access to the back of the property which provides private parking for two vehicles

First and second floor apartment directly above which has been sold off on a 125 year long leasehold from December 1997, producing a ground rent of £100 pa.

Subject to Contract - March 24



ACCOMMODATION

Ground floor retail unit with ground rent of first/ second floor apartment.

Ground Floor Commercial

1,586 Sq Ft

FREEHOLD

Freehold subject to long lease on upperparts. Offers in excess of £575,000.

TO LET

Preference to sell the freehold, however the property may be available to let on a new lease at £45,000 pax.

LEGAL COSTS

Each party to bear their own professional costs.

BUSINESS RATES

Rateable Value : £29,000

EPC

TBC

VIEWINGS



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