



Commercial Property Consultants

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PROPERTY PARTICULARS

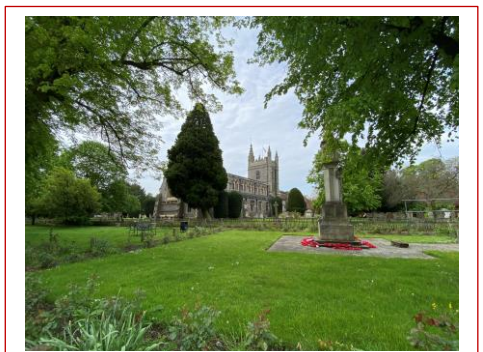
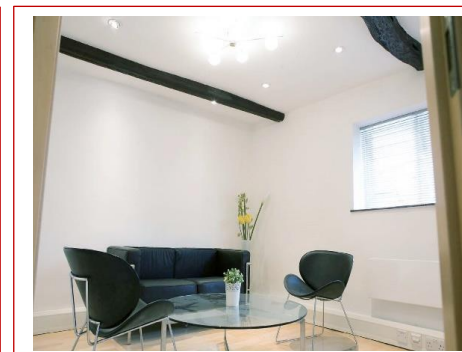
**SMALL
BUSINESS
RATES RELIEF
APPLICABLE!**

Preliminary Particulars

**REFURBISHED SELF-CONTAINED
PERIOD 'BOUTIQUE' OFFICE BUILDING
IN THE HEART OF BEACONSFIELD OLD TOWN
WITH RESTAURANTS/CAFES AND ALL ITS AMENITIES**

MOVE UP TO A DESIGNER ENVIRONMENT!!

20 Shepherds Lane, Beaconsfield, Bucks HP9 2DT



TO LET

553 SQ.FT. (51.37 SQ.M) Approximate Net Internal Area

VAT NOT APPLICABLE

LOCATION

20 Shepherds Lane is situated close to the junction with Aylesbury End in Beaconsfield Old Town, opposite Browns Brasserie & Bar. Junction 2 of the M40 motorway is within a mile of the property. Free street parking is available within the Old Town.

DESCRIPTION

A self-contained period Grade II Listed office building on two floors with its own WC and kitchen facilities. The accommodation comprises a meeting room/reception on the ground floor, and open plan first floor. The property is available from September 2024.

Features include:

- Hardwood flooring
- Skirting trunking
- Feature beams
- WC and kitchen facilities
- LED downlights
- Wi-fi heating



ACCOMMODATION (Approximate Net Internal Area)

First Floor Offices -	377 sq.ft. (35 sq.m)
Ground Floor -	176 sq.ft. (16.3 sq.m)
TOTAL -	553 sq.ft. (51.3 sq.m)

TERMS

The unit is available on a new full repairing and insuring lease for a term by arrangement.

RENT

£17,950 per annum exclusive. We understand VAT is not applicable.

Exclusive of all other costs including business rates, insurance and utilities.

RATEABLE VALUE

The Valuation Office website indicates that the Rateable Value of the property as of 1st April 2023 is £4,750. Rate in the £ for 2023 is 49.9p.

N.B. SMALL BUSINESS RATES RELIEF MAY BE APPLICABLE.

LEGAL COSTS

Each party to be responsible for their own legal costs involved.

ENERGY PERFORMANCE RATING

The building is Grade II Listed and in accordance with current legal EPC regulations does not require an EPC.

VIEWING - By appointment with the Sole Agents: -

Duncan Bailey Kennedy

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