



## PMCD RETAIL

SHOPS & RESTAURANTS



NEW SHOP INSTRUCTION – BEACONSFIELD  
OLD TOWN – OPPOSITE BRASSERIE BLANC  
TO LET 776 sf (72.1 sm)

38 LONDON END, BEACONSFIELD HP9 2JH

- STREET PARKING NEARBY
- 1 ALLOCATED PARKING SPACE AT THE REAR
- PRIME POSITION
- ZERO BUSINESS RATES UNTIL APRIL 2021 (SUBJECT TO STATUS)

### LOCATION

The property is located on the south side of London End next to Mulberry's and near Mill Barn Medical Centre and Pyramid Pharmacy, 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

TO BE RE-ASSESSED





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Your contact for this property

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### DESCRIPTION

The ground floor retail premises has the following approximate floor areas:

Front sales:	382 sf (35.5 sm)
Rear sales/prep:	273 sf (25.4 sm)
Ancillary:	121 sf (11.2 sm)
<b>Total:</b>	<b>776 sf (72.1 sm)</b>

### BUILDING INSURANCE

The last full year's building insurance premium was approx. £165.

### TERMS

We are instructed to market a new effectively full repairing and insuring lease for a term to be agreed at a rent of £37,500 per annum exclusive of business rates, building insurance, utilities and VAT (if applicable).

### VAT

We understand VAT is not currently payable on the rent

### BUSINESS RATES

We understand the Rateable Value is £16,000

Rates Payable for tax year 20/21: approx. £7,984 although the Government has announced a Retail Discount for this tax year rendering ZERO RATES payable for qualifying businesses.

NB. Rates discounts can be amended by Government from time to time. 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  
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