



ERIC
SURVEYORS

PRIME

A1 SHOP TO LET



1-2 Burkes Court, Station Road

Beaconsfield HP9 1QR

238.8 sq m | 2570 sq ft

Location

Hub position in affluent catchment between M&S Foods, Waitrose and Sainsburys; near over 1,000 car spaces.

Prominent frontage on main town centre roundabout, in midst of range of fashion including Whistles, Sweaty Betty, Mint Velvet and Crew, as well as leisure catering including Prezzo, Prime Steak, COSTA, Cape etc

Accommodation

Net Frontage	13.25 m 43 ft 6 in
Shop Depth - max	12.59 m 41 ft 4 in
Ground Floor Sales	132 sq m 1420 sq ft
First Floor Sales or ancillary	106.8 sq m 1150 sq ft + WC
Total	238.8 sq m 2570 sq ft

Terms £78,000pa; new 10 year lease on FRI terms with 5 year rent review.

Rates RV £76,500 Nil Rates Payable 2020/21 (would have been £39,168) Further allowances yet to be announced

Legal Costs Each side to pay their own costs

EPC Available on request

VIEWINGS BY APPOINTMENT ONLY

or for further information *please contact:*



Steffen Frost 07907 772588 Tim Frost 07711 698418

01494 422 359 office@ericssurveyors.com