



PMCD RETAIL

SHOPS & RESTAURANTS

AVAILABLE SPRING 2019 NEW SHOP INSTRUCTION BEACONSFIELD OLD TOWN

**47 LONDON END
BEACONSFIELD OLD TOWN
BUCKS
HP9 2HW**

**BRAND NEW SHOP WITH OR WITHOUT 2 BEDROOM FLAT TO LET
SHOP APPROX 42.7 M² (460 FT²)**

LOCATION

The property is located on the north side of London End, in the heart of the Old Town Conservation Area, between Knights of Beaconsfield and Hearne's of Beaconsfield close to Brasserie Blanc, Fired Earth, Farrow & Ball and John Lewis of Hungerford amongst others. The newly opened White Horse gastro pub is close by opposite. London End is regarded as the principle commercial location in the Old Town.



DESCRIPTION

The ground floor shop is due to be completed by Spring 2019. It will be provided as white box format with WC and screed finish floor ready for an occupier's individual fit-out. It will have an approximate net internal area of 460 ft².

In addition, and available by separate negotiation, there will be a self-contained 2 bedroom flat at first floor.

RENT

Rent will be exclusive of business rates, building insurance, utilities and VAT (if applicable). Flat and shop rental terms available on application.

TERMS

A new lease is available on terms to be agreed.

VAT

We understand that VAT is not currently payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

To be lodged on practical completion of works.

RATES

The Rateable Value is still to be assessed. All enquiries to the Billing Authority at South Bucks District Council – 01895 837540.

VIEWING

By appointment with PMCD Retail
Contact: Dan Collins
Email: dan@pmcd.co.uk
Direct Tel: 01494 683643

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ATTENTION TO RETAIL