



# PMCD RETAIL

SHOPS & RESTAURANTS

## REVISED TERMS

### NEW RETAIL INSTRUCTION BEACONSFIELD NEW TOWN

**GROUND FLOOR, BEACON HOUSE  
WARWICK ROAD  
BEACONSFIELD  
BUCKS HP9 2PE**

### **GROUND FLOOR SHOP TO LET WITH 1 PARKING SPACE APPROX 72.9 M<sup>2</sup> (784 FT<sup>2</sup>)**

#### LOCATION

The ground floor shop is located on Warwick Road close to the public car park and near to other independent retailers, Broadway Tyres and Waitrose.



#### DESCRIPTION

A ground floor shop, which has been fitted out to a high standard by the previous tenant. It has the following approx floor areas:

Sales: 64.4 m<sup>2</sup> (693 ft<sup>2</sup>)  
Kitchen: 5.1 m<sup>2</sup> ( 55 ft<sup>2</sup>)  
Store: 2 m<sup>2</sup> ( 21 ft<sup>2</sup>)  
Second window frontage: 1.4 m<sup>2</sup> (15 ft<sup>2</sup>)  
**Total: 72.9 m<sup>2</sup> (784 ft<sup>2</sup>)**

Plus WC

There is 1 allocated private parking space in the under-croft.

#### TERMS

A new lease is available on terms to be agreed.

#### RENT

£20,000 per annum exclusive

#### VAT

We are advised that VAT is payable on the rent.

#### EPC

Rating B (33)

#### BUILDING INSURANCE

We understand the annual building insurance premium for the shop is approx. £430 + VAT.

#### RATES

We understand that the shop has a Rateable Value of £18,500.

Approx Notional rates payable for tax year 1/4/18 to 31/3/19: £8,880

We recommend you verify this with the Billing Authority at South Bucks District Council – 01895 837540.

#### VIEWING

By appointment with PMCD Retail

Contact: Dan Collins  
Email: [dan@pmcd.co.uk](mailto:dan@pmcd.co.uk)  
Direct Tel: 01494 683643

Or

Joint Agents Jaggard Baker  
Contact: Stuart Rider  
Email: [stuart.rider@jaggardbaker.co.uk](mailto:stuart.rider@jaggardbaker.co.uk)  
Direct Tel: 01494 689617

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### ATTENTION TO RETAIL