



PMCD RETAIL

SHOPS & RESTAURANTS

NEW INSTRUCTION

**FREEHOLD FOR SALE WITH VACANT
POSSESSION – MAY LET**



**NEW CLASS E SHOP INSTRUCTION –
BEACONSFIELD OLD TOWN
FREEHOLD FOR SALE OR MAY LET**

1,835 sf (170.5 sm)

26 LONDON END, BEACONSFIELD HP9 2JH

- FREE STREET PARKING
- GRADE II LISTED
- PRIME POSITION
- VACANT POSSESSION
- SUITABLE FOR A VARIETY OF “CLASS E” USES
- FREEHOLD FOR SALE OR MAY LET
- OVER GROUND AND FIRST FLOORS

LOCATION

The property is located on the south side of London End with occupiers including Farrow & Ball 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

Rating C (87)



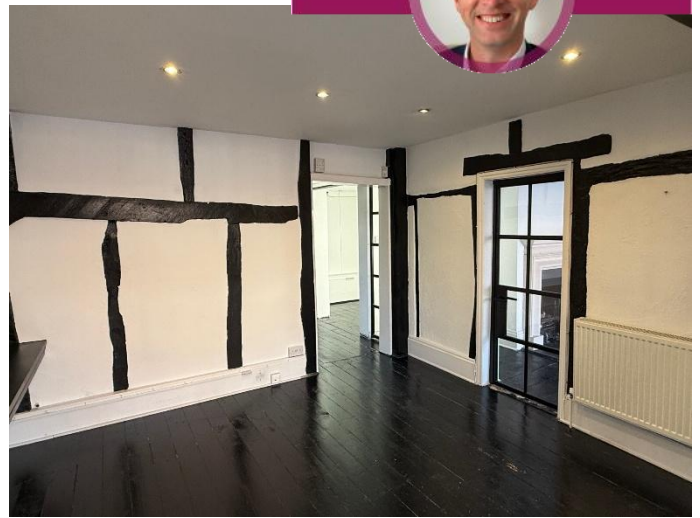


PMCD RETAIL

SHOPS & RESTAURANTS

Your contact for this property

DAN COLLINS
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dan@pmcd.co.uk



DESCRIPTION

An imposing double fronted, Grade II Listed building on two floors with exposed beams and plenty of character. May suit a variety of Class E uses including retail, offices and medical.

The property has the following approx areas:

Ground floor:	Sales areas:	829 sf (77 sm)
	Fitted kitchen:	62 sf (5.8 sm)
	Ancillary:	116 sf (10.8 sm)
	Store:	284 sf (26.4 sm)
	Total:	1,291 sf (120 sm)
First floor:	Four rooms:	544 sf (50.5 sm)
Combined total:		1,835 sf (170.5 sm)

TERMS

The freehold is available with vacant possession at a Guide Price of £695,000.

Consideration may be given to letting the premises at a rental of £45,000 per annum exclusive.

VAT

The building is not elected for VAT so this tax is not payable on the purchase price.

BUSINESS RATES

The proposed 2026 Rateable Value is £51,500

Rateable multiplier for tax year 2026-2027 assuming Retail, Hospitality or Leisure use: 43p 0.43 in the £ (or 48 p 0.48 in the £ for non RHL uses) = rates payable of approx £22,145 (or £24,720 for non RHL) before transitional relief, if applicable.

Details on application or from Buckinghamshire Council – 01895 837540

ATTENTION TO RETAIL

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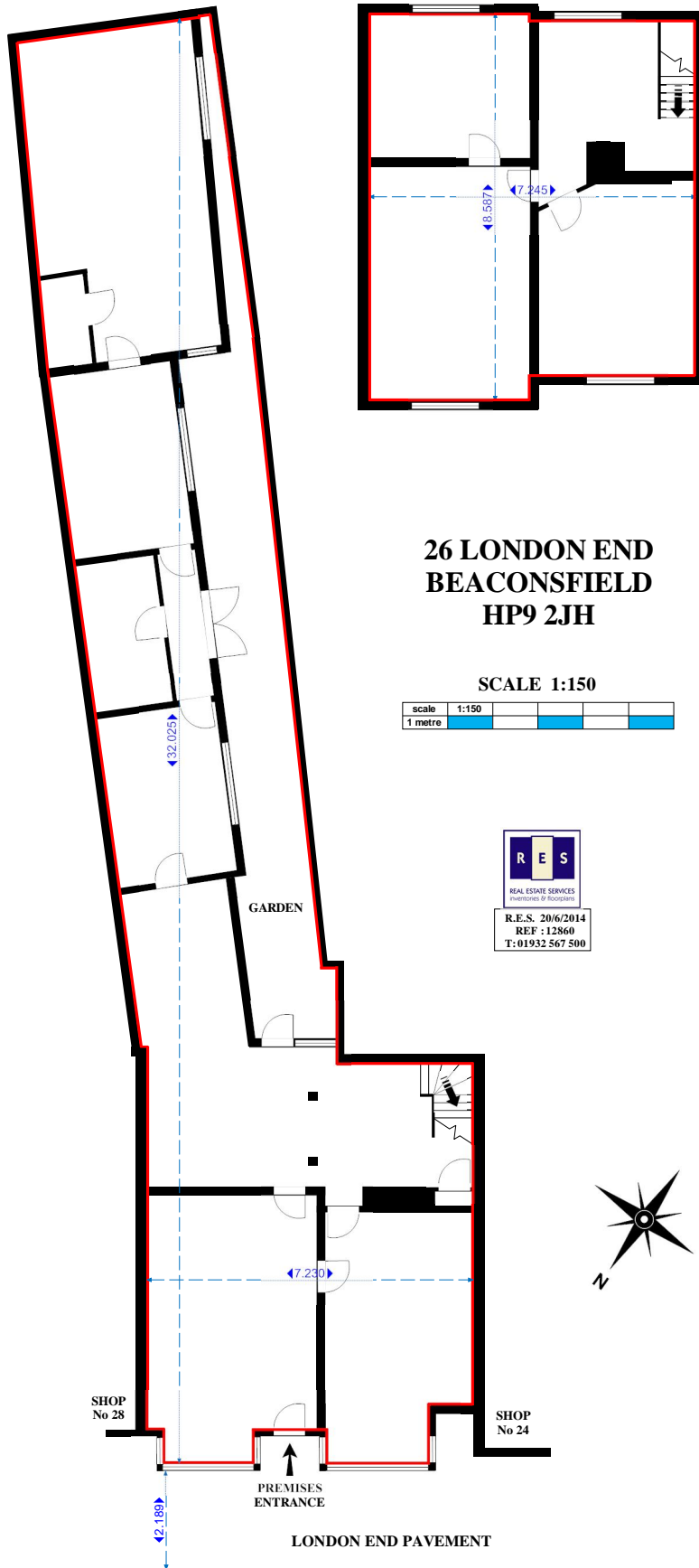
VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG
01494 680000
www.pmcd.co.uk

39 Windsor End
Beaconsfield HP9 2JN

Regulated by RICS 



**26 LONDON END
BEACONSFIELD
HP9 2JH**

SCALE 1:150

scale	1:150			
1 metre				

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