



## PMCD RETAIL

SHOPS & RESTAURANTS



### NEW CLASS E SHOP INSTRUCTION – FARNHAM COMMON, BUCKS – OPPOSITE COSTA

TO LET Approx 621sf (57.7sm) plus allocated parking space

SHOP 1 PROSPECT COURT, THE BROADWAY, FARNHAM COMMON SL2 3QQ

- ALLOCATED PARKING SPACE
- STREET PARKING OPPOSITE AND CLOSE TO PUBLIC CAR PARK
- OPPOSITE TESCO EXPRESS AND COSTA

#### LOCATION

Farnham Common is located approximately 3 miles south of Beaconsfield and Junction 2 of The M40 motorway. The shop is situated on the eastern side of Beaconsfield Road, which links Beaconsfield with Farnham Royal and Slough, and is very close to the public car park. The unit is close to various shops including Sainsbury Local, Tesco Express, Costa Coffee, and the Post Office amongst other independent traders and restaurateurs.

#### ENERGY PERFORMANCE CERTIFICATE

Rating B (49)





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Your contact for this property

DAN COLLINS  
01494 683643 Beaconsfield  
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### DESCRIPTION

A ground floor, structurally open plan retail premises of approx. 621 sf plus wc with rear servicing and allocated parking space. May suit a range of retail, leisure, office or medical uses within Class E of the Use Classes Order.

[Use Classes](#) | [Change of use](#) | [Planning Portal](#)

### BUILDING INSURANCE

Approx Building insurance premium for 2025/2026: £405 plus VAT

### SERVICE CHARGE

Estimated at £1,812 pa Plus VAT for the year commencing 1 January 2026.

### TERMS

A new lease is available on terms to be agreed at a rent of £23,000 per annum exclusive of business rates, building insurance, service charge, utilities and VAT.

### VAT

VAT is payable on the rents.

### BUSINESS RATES

2026 Rateable Value (proposed): £19,500

Rateable multiplier for 2026/2027 tax year assuming Retail, Hospitality or Leisure Use: 38.2p 0.382 in the £ (or 43.2p 0.432 in the £ for non RHL uses) = rates payable of approx £7,449 (or £8,424 for non RHL) before transitional discounts applied, if applicable.

Details on application and from Buckinghamshire Council – 01895 837540.

### VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG  
01494 680000  
[www.pmcd.co.uk](http://www.pmcd.co.uk)

### ATTENTION TO RETAIL

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