



PMCD RETAIL

SHOPS & RESTAURANTS



NEW CLASS E SHOP INSTRUCTION –
FARNHAM COMMON, BUCKS –
OPPOSITE TESCO EXPRESS AND COSTA
TO LET Approx 575sf (53.4sm) plus small yard

SHOP 1 THE CENTRE, PROSPECT HOUSE, THE BROADWAY,
FARNHAM COMMON SL2 3QQ

- 1 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, Coral Bookmakers and the Post Office amongst other independent traders and restaurateurs.

ENERGY PERFORMANCE CERTIFICATE

Rating B (45)





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Your contact for this property

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DESCRIPTION

A ground floor premises of approx. 575 sf plus wc with rear servicing and parking space. The unit also has a rear yard of approx 150 sf (13.9 sm). 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: £291 plus VAT

SERVICE CHARGE

Estimated at £1,012 pa Plus VAT for the year commencing 1 January 2025 to include shared refuse collection.

TERMS

A new lease is available on terms to be agreed at a rent of £19,500 per annum exclusive of business rates, building insurance, service charge, utilities and VAT.

VAT

VAT is payable on the rents.

BUSINESS RATES

The property has a 2023 Rateable Value of £17,500. Rates payable for the 2025/2026 tax year: Approx £8,733 before Retail, Hospitality and Leisure Relief of 40%, subject to status, leaving rates payable of approx £5,240.

NB: Rates discounts can be amended by Government from time to time. Details on application and from Buckinghamshire Council – 01895 837540.

ATTENTION TO RETAIL

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VIEWING

Strictly by appointment through the sole agents:
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