THE HOPE & CHAMPION

BEACONSFIELD SERVICES · BEACONSFIELD · HP9 2SE

LEASEHOLD

PROMINENTLY LOCATED UNIT IN LEADING MOTORWAY SERVICE STATION TO LET ON BEHALF OF JD WETHERSPOON

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- **Leasehold**
- **Prominent position in Beaconsfield Service Station, one of the UK's leading service stations**
- **In excess of 3.5m vehicles entered the site in 2024**
- **Nearby occupiers include Nando's, McDonald's, Starbucks and M&S Simply Food**
- **External trade patio to front and rear of the unit**
- **Available by way of a new lease on terms to be agreed**
- **GIA approx. - 475.5 Sq M (5,117 sq ft) with the potential to be split**
- **Google Street View Link**

LOCATION

Beaconsfield is an affluent market town in south Buckinghamshire which is situated approximately 23.0 miles north west of central London, 6.3 miles south of Amersham and 5.4 miles east of High Wycombe. The area is well connected by road with the M40 accessible via Junction 2.

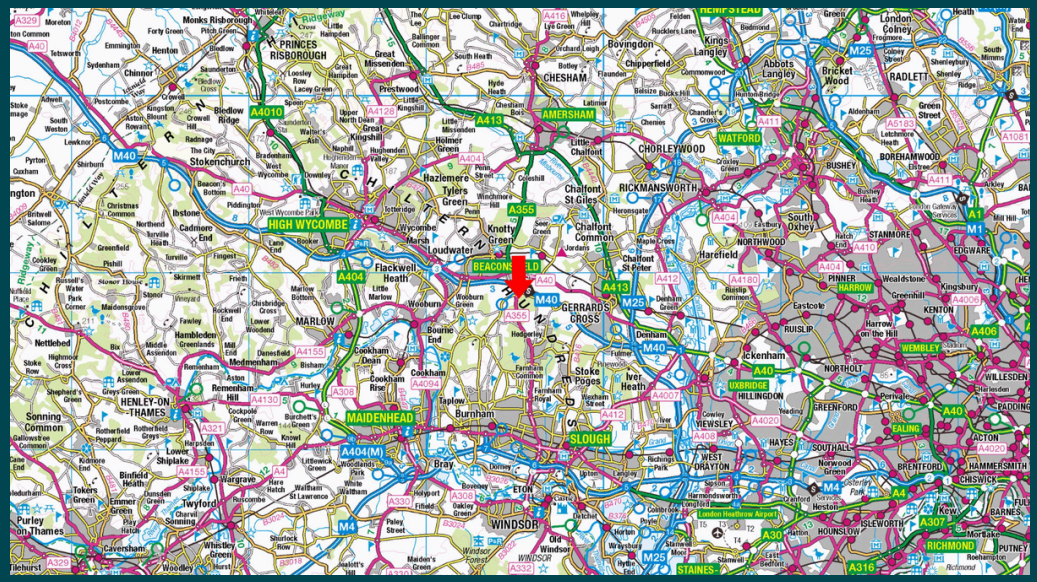
The Hope & Champion occupies a prominent position immediately to the left of the main entrance to the service station. The service station has an excellent mix of occupiers including Nando's, McDonald's, Starbucks and M&S Simply Food.

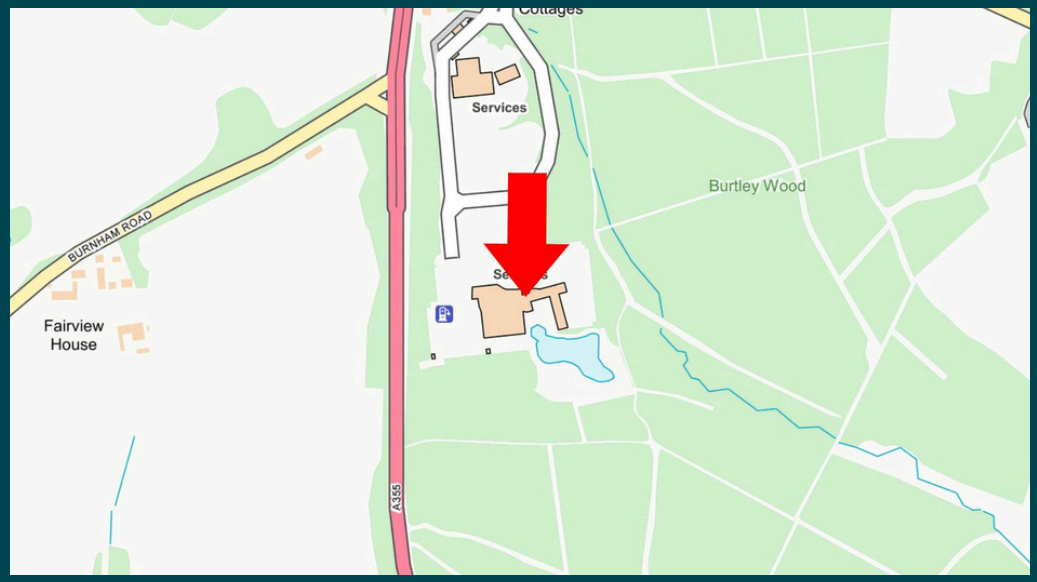
DESCRIPTION & ACCOMMODATION

The Hope & Champion occupies part of the ground and first floor of the two storey service station under a curved roof. To the rear is an external beer terrace laid out to provide seating for approximately 60 customers with a further 28 to the front elevation.

Ground Floor: Trading accommodation with bar servery to the side and a variety of seating.

First Floor: The first floor provides additional trading space and ancillary accommodation including a trade kitchen, customer WC's, beer cellar, manager's office and staff changing rooms.





Nando's
GREGGS
KFC
M&S
FOOD
ibis
The Property
Quicksilver Slots
CHOPSTIX
NOODLE BAR
TAPORI
CURRY BAR
Main Entrance
WHSmith
EST 1792
PIZZA EXPRESS

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APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/Ancillary	247.3	2,661
First	Trading/Ancillary	228.2	2,456
Total		**475.5**	**5,117**

The property has the potential to be split to provide separate units at ground and first floor levels, subject to landlords consent.

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

TENURE

The property is available by way of a new lease which will be made up of a base rent plus turnover top up on terms to be agreed, subject to landlords consent.

RATEABLE VALUE & EPC

2023 Rateable Value - £199,000

EPC: B-46.

PREMISES LICENCE

The property is able to open 24 hours a day and benefits from a premises licence permitting the sale of alcohol from 08:00 until 01:00 Monday to Sunday.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

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FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the new letting should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit: jdwdisposals.co.uk

CBRE

James Brindley
07827 356616
james.brindley@cbre.com

Henry Bates
07501 403691
henry.bates@cbre.com

savills

Paul Breen
07767 873353
pbreen@savills.com

Jack Phillips
07866 203540
jack.phillips@savills.com

DISCLAIMER: November 2025

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