



## PMCD RETAIL

SHOPS & RESTAURANTS

**NEW INSTRUCTION**

**INTERNALLY REFURBISHED READY FOR  
OCCUPIER'S FITTING OUT**



**NEW SHOP INSTRUCTION – BEACONSFIELD  
OLD TOWN**

**TO LET 443 sf (41.1 sm)**

**32 LONDON END, BEACONSFIELD HP9 2JH**

- FREE STREET PARKING
- GRADE II LISTED
- PRIME POSITION
- 40% BUSINESS RATES  
DISCOUNT UNTIL APRIL 2026  
(SUBJECT TO STATUS)
- SUITABLE FOR A VARIETY OF  
“CLASS E” USES

### LOCATION

The property is located on the south side of London End with occupiers including Farrow & Ball, Fired Earth 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 (65)





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Your contact for this property

DAN COLLINS  
01494 683643 Beaconsfield  
dan@pmcd.co.uk



### DESCRIPTION

The ground floor retail premises will suit various other use types within Class E including medical, office, and leisure. It occupies a prominent position on London End with open plan sales space of 401 sf (37.2 sm) plus area for kitchenette/store of 42 sf (3.9 sm).

It has a total approximate floor area of **443 sf (41.1 sm) plus WC**

### TERMS

We are instructed to market a new lease for a term to be agreed.

### RENT

£27,500 per annum exclusive.

### VAT

VAT is not currently payable on the rent

### BUSINESS RATES

The Rateable Value is being re-assessed as it currently includes 30 London End which has now been let independently. Rating consultant advice is to expect a new Rateable Value of approx £27,500

If the above suggested Rateable Value is adopted, rates payable for tax year 25/26 will be approx. £13,722 before applicable discounts which will include Retail, Hospitality and Leisure Relief of 40%, if your business qualifies, rendering discounted rates payable of approx £8,234.

NB. Rates discounts can be amended by Government from time to time. Details on application or 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)

39 Windsor End  
Beaconsfield HP9 2JN

Regulated by RICS 

### ATTENTION TO RETAIL

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