



PMCD RETAIL

SHOPS & RESTAURANTS

REVISED DETAILS – FEB 2026



PROMINENT RETAIL UNIT ON MAXWELL ROAD LEADING TO SAINSBURYS TO LET 489 sf (45.4 sm)

12A THE HIGHWAY, BEACONSFIELD HP9 1QQ

- STRONG TRADING POSITION
- NEAR PUBLIC CAR PARKS
- SUITABLE FOR A RANGE OF CLASS E USES INCLUDING TREATMENT ROOMS
- NEW LEASE AVAILABLE

LOCATION

The shop is located on South side of Maxwell Road between Revital Health and The Cosmetic Smile Studio opposite Wainwrights Shoes, Chilli Pilates, Prime Steak, Subway and close to T G Hughes. There is short stay lay-by parking on the opposite side of the road and two nearby public car parks and the Sainsbury's supermarket, with its large customer car park, just a short walk away.

Junction 2 of the M40 motorway is approx. 1 mile distant and the mainline train station with regular services between Birmingham and London Marylebone is close at hand.

ENERGY PERFORMANCE CERTIFICATE

Rating C (72)





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Current layout



Previous layout

DESCRIPTION

Structurally open-plan, the property is currently arranged with non-structural partitioning as reception area, two treatment rooms, wc and small store. It has an approx net area of 489 sf (45.4 sm) plus WC.

As such, the current configuration is ideally suited for treatment based businesses but the unit could be reinstated to its former open plan condition to accommodate other Class E uses.

TERMS

A new lease is available for a term to be agreed at a rent of £25,000 per annum exclusive.

VAT

We understand that VAT is not currently chargeable on the rent.

BUSINESS RATES

Proposed 2026 Rateable Value: £21,250

Rateable multiplier for tax year 2026/2027 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 £8,118 (or £9,180 for non RHL) before Transitional Relief, if applicable.

NB. Details on application or from Buckinghamshire Council – 01895 837540

VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG

01494 680000

www.pgcd.co.uk

Your contact for this property

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39 Windsor End
Beaconsfield HP9 2JN

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