



## PMCD RETAIL

SHOPS & RESTAURANTS



### PROMINENT RETAIL UNIT ON MAXWELL ROAD LEADING TO SAINSBURY'S TO LET 489 sf (45.4 sm)

12A THE HIGHWAY, BEACONSFIELD HP9 1QQ

- STRONG TRADING POSITION
- NEAR PUBLIC CAR PARKS
- 40% BUSINESS RATES RELIEF UNTIL APRIL 2026 (SUBJECT TO STATUS)
- SUITABLE FOR A RANGE OF CLASS E USES INCLUDING TREATMENT ROOMS

#### LOCATION

The shop is located on South side of Maxwell Road between Revital Health & Beauty and The Cosmetic Smile Studio opposite Wainwrights Shoes, Prime Steak, Subway and close to W H Smith. 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

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.

### BUILDING INSURANCE

To be advised

### 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

The property has a 2023 Rateable Value of £18,750

Rates payable for 2025/26 tax year – approx. £9,356 less any available discounts such as Retail, Hospitality and Leisure relief of 40% for the tax year giving rise to rates payable of £5,614 for qualifying businesses. NB. Rates discounts can be amended by Government from time to time. Details on application or from Buckinghamshire Council – 01895 837540

### ATTENTION TO RETAIL

Philip Marsh Collins Deung/PMCD Retail and their clients give notice that (i) these particulars are issued as a general guide only and do not constitute part of an offer or contract. (ii) Whilst care is taken in the preparation of these details they cannot be relied upon as statements or representations of facts and no liability can be accepted as to their accuracy. Intending occupiers or purchasers should make their own investigations to satisfy themselves as to the facts, and should take professional advice. (iii) No person in the employment of Philip Marsh Collins Deung/PMCD Retail has any authority to make or give any representation or warranty in relation to the property. (iv) Unless stated otherwise, rents or prices quoted are exclusive of VAT.

### VIEWING

Strictly by appointment through the sole agents:

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

Your contact for this property

DAN COLLINS  
01494 683643 Beaconsfield  
[dan@pgcd.co.uk](mailto:dan@pgcd.co.uk)



39 Windsor End  
Beaconsfield HP9 2JN

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