PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS

INVESTMENT INSTRUCTION

REVISED DETAILS FEBRUARY 2026

FREEHOLD MIXED USE INVESTMENT FOR SALE

15 THE BROADWAY, BEACONSFIELD, BUCKS HP9 2PD

- PROMINENT TOWN CENTRE LOCATION
- FULLY OCCUPIED WITH 3 TENANTS COMPRISING VETERINARY PRACTICE, BEAUTY SALON AND TUITION BUSINESS
- APPROX 7 % NET YIELD ON INCOME FROM AUGUST 2026
- VAT ELECTED
- FUTURE DEVELOPMENT POTENTIAL SUBJECT TO PERMISSIONS

LOCATION

The premises are located on the B474 Penn Road, the main High Street running through Beaconsfield New Town, opposite The Beechhouse restaurant. Private parking is at the front and rear as well as short term public parking in the adjacent layby and in the public car park at Warwick Road.

Junction2 of the M40 motorway is approximately 2 miles away and the Chiltern Line serving London Marylebone and Birmingham is within a short walk.

EPCs Front Shop: C Rear Salon: C First floor: D

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Your contact for this property

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DESCRIPTION

The two storey building contains 2 units at ground floor, and office/tuition suite at first floor with own street entrance. There is a forecourt parking area allocated to the front shop and 6 private parking spaces at the rear (divided equally between the 3 units), accessed via barrier entry system. Approx net internal areas as follows:

First floor:	Offices:	78 sm (841 sf)
Ground floor:	Front shop:	90.5 sm (974 sf)
	Rear salon:	76.4. sm (822 sf)

TENANCIES

Ground floor front Let to Independent Vetcare Limited t/a The Wheelhouse Veterinary Centre, with Guarantee from IVC Acquisition Limited, on a 15 year effectively FRI lease from 1 December 2018 without breaks, at a passing rent of £32,000 pax with next rent review in December 2028. Rent deposit of £9,600 is held.

Ground floor rear salon – Recently renewed with Lavender & Stone Beauty Rooms Ltd t/a The Cove on new 10 year IRI lease expiring 31 July 2035 at £18,000 pa rising to £19,000 pa from 1 August 2026 and £21,500 pa from 1 August 2027. The lease is within The Act; there is a tenant-only break on 1 August 2028 and upwards only rent review on 1 August 2030.

First floor office/tuition Let to Kick Start Learning with Kerry Limited on an IRI lease for 5 years from July 2024 with tenant-only break at 3 years and contracted out of The Act at a rent of £22,500 pax. Rent deposit of £6,750 is held subject to profits test.

Total rents from August 2026: £73,500 pax (£75,000 pa from August 2027 assuming office break not triggered)

TERMS

Offers in excess of £1 million (+ VAT if applicable) for the freehold interest subject to the tenancies.

The property is elected for VAT but this transaction may be arranged as a Transfer of a Going Concern which may obviate the need to add VAT to the purchase price.

VIEWINGS

Dan Collins at PMCD 01494 683643 dan@pmcd.co.uk 02/26

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VIEWING
Strictly by appointment through the sole agents:
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