



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



FREEHOLD VET INVESTMENT FOR SALE

6/7 THE BROADWAY, PENN ROAD, BEACONSFIELD, BUCKS
HP9 2PD

- NEWLY LET TO MAJOR ANIMAL CARE / VET BUSINESS
- TENANT FITTING OUT AT A COST OF £1.2M
- NET INITIAL YIELD 6.92%
- 15 YEAR MINIMUM LEASE TERM BEFORE BREAK

LOCATION

Beaconsfield lies close to junction 2 of the M40 and benefits from a fast rail service to London from its mainline station, very near to the property. The premises are located in a prominent, central location in Beaconsfield New Town, close to Waitrose, in a parade which includes Toni & Guy and Nationwide, and within a good restaurant pitch. In addition, nearby leisure uses include Beech House (Upman Inns), Koyo (Japanese tapas) and Fego.





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Your contact for this property

PHILIP MARSH
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DESCRIPTION

The property comprises a three-storey end of terrace building with recently let ground floor vet/animal care business, first & second floor residential (sold off). Approximate areas:

Commercial: 200 m² (2150 ft²) GIA plus forecourt of approx. 1000 ft²

TENANCIES

The ground floor of the property is let to Creature Comforts 16 Ltd at a rent of **£88,000 p.a.x**) from 28th September 2026 for a term of 20 years with 5 yearly upwards only rent reviews, and a tenant-only break at the 15th. A rent deposit of £12,200 is held against default. Other parts of the property are sold off on long-leases with service charge provisions. In the case of the Creature Comforts lease, there is a service charge cap of £4,000 p.a. A rent free period was agreed with the tenant which will be made up by the sellers to the purchaser on completion.

The tenant company was formed in 2025 and is a wholly owned subsidiary of Creature Comforts Pets Ltd (see: <https://www.creaturecomforts.co.uk/>) with 19 locations in London & the South East. Beaconsfield is one of four sites projected to open in 2027.

Copy documentation available on request.

EPC TBC.

TERMS £1,200,000 for the freehold interest.

LEGAL COSTS Both parties' legal costs to be borne by the purchaser.

FURTHER INFORMATION : Philip Marsh 01494 683642 / Dan Collins 01494 683643

VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG
01494 680000
www.pmcd.co.uk

10/26

39 Windsor End
Beaconsfield HP9 2JN

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