



PMCD RETAIL

SHOPS & RESTAURANTS



NEW SHOP INSTRUCTION – BEACONSFIELD OLD TOWN

NEXT TO FARROW & BALL AND BRASSERIE BLANC

TO LET 725 sf (67.4 sm)

37 LONDON END, BEACONSFIELD HP9 2HW

(NO HOT FOOD USES)

- STREET PARKING OUTSIDE
- BAKERY COURT CUSTOMER CAR PARK BEHIND PLUS 1 ALLOCATED SPACE
- PRIME RETAIL POSITION
- FLEXIBLE “E” PLANNING USE CLASS

LOCATION

Forming part of Bakery Court, the property is located on the north side of London End next to Blanchards Law, Farrow & Ball, Brasserie Blanc and Knights of Beaconsfield. There is free parking immediately in front and along the “four Ends” in Beaconsfield Old Town and visitors to the property have use of the private Bakery Court car park behind. 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 B (39)





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Your contact for this property

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DESCRIPTION

The ground floor retail premises benefit from planning Use Class E enabling a range of uses including retail, professional services, offices, surgeries and leisure. It has 1 allocated parking space and access to the Bakery Court customer parking on a first come-first served basis. The unit has the following approximate floor area: **725 sf (67.4 sm) plus**

WC

TERMS

We are instructed to market a new effective full repairing and insuring lease - terms to be agreed.

RENT

£42,500 per annum exclusive.

VAT

VAT is payable on the rent, service charge and building insurance sums.

BUILDING INSURANCE

The last full year's building insurance premium was £935 + VAT.

SERVICE CHARGE

On-account service charge for year ending December 2026 is based on £1,292 pa plus VAT subject to reconciliation at year end.

BUSINESS RATES

We understand the 2026 Rateable Value is £39,250

Rateable multiplier for tax year 2026-2027 assuming Retail, Hospitality or Leisure use: 38.2p 0.382 in the £ (or 43.2 p 0.432 in the £ for non RHL uses) = rates payable of approx £14,994 (or £16,956 for non RHL). Further details on application or confirmation of rates payable direct from Buckinghamshire Council – 01895 837540

ATTENTION TO RETAIL

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VIEWING

Strictly by appointment through the sole agents:

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