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PROPERTY PARTICULARS

PRIME FREEHOLD RESTAURANT INVESTMENT FOR SALE

22 London End
Beaconsfield
Bucks, HP9 2JH



Let To Chokdee Ltd t/a Giggling Squid
For A Further 10.5 Years Without Break

LOCATION

The property is centrally located in the historic and affluent market town of Beaconsfield Old Town with a prominent frontage to London End which is the main thoroughfare through the town. The surrounding area offers a vibrant mix of occupiers including Brasserie Blanc, Pizza Express, Crazy Bear and Browns as well as many other popular pubs, cafes and restaurants.

DESCRIPTION

The premises comprise a terraced Grade II Listed period building which is currently used as a Thai restaurant set over two floors including dining areas, kitchen, bar, staff areas and WCs. The restaurant has been fitted to an extremely high standard throughout including the retention of the original timbers to the ground and first floors that provide an attractive feature. To the rear there is a private walled garden terrace for outdoor dining.

A plan showing our client's freehold ownership as edged red is enclosed. This does not include the adjoining property No. 22A which forms part of the front section of the restaurant which is held under separate ownership and not included in the sale.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:

Ground Floor: 275.45 sq m / 2,965 sq ft

First Floor: 102.19 sq m / 1,100 sq ft

Total: 377.63 sq m / 4,065 sq ft

INVESTMENT SUMMARY

The property is let to Chokdee Ltd (t/a Giggling Squid) and guaranteed by Giggling Restaurants Ltd for a term of 20 years from 26th April 2017 at a rent of £140,000 per annum. There are five yearly upward only rent reviews with no break clauses. The lease is inside Part II of the 1954 Landlord & Tenant Act.

Giggling Squid was first established in 2002 and now currently trades from 52 restaurants with further plans to expand throughout the UK.

PRICE

Our clients seek £2,150,000 for their freehold interest. VAT will not be applicable.

DUE DILIGENCE

Any interested parties will be required to provide company information and proof of funds to comply with anti money laundering legislation.

RATES

The Valuation Office indicates a Rateable Value as of 1st April 2026 of £133,000. Rate in the £ for 26/27 is 43p.

ENERGY PERFORMANCE RATING - C-57

LEGAL COSTS - Each party is to be responsible for their own professional and legal fees.

VIEWING

By appointment with the Sole Agents Duncan Bailey Kennedy:-



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SITE PLAN

