Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

Preliminary Particulars

PROMINENT SHOP TO LET IN AN AFFLUENT TOWN, ON HIGH STREET LOCATION

E CLASS USE & SUITABLE FOR A VARIETY OF USES

32 Penn Road
Beaconsfield
Bucks, HP9 2FY









1,028 Sq.Ft. (96 Sq.M) Approximate Net Internal Area

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION
The property is prominently situated in an excellent location in Beaconsfield New Town close to a number of cafes and restaurants, and neighbouring retailers including Gails and Costa Coffee, Boots, Sweaty Betty, Whistles, Sainsbury's, and Waitrose.

The shop is also near to the train station and car park, linking the town to London Marylebone (approx. 35 minutes).



DESCRIPTION
A ground floor shop with sales area, stores, kitchen and WC.

ACCOMMODATION (Approximate Net Internal Area)

1,028 sq.ft. (96 sq.m) Approximate Net Internal Area

FEATURES

- Air conditioning units
- Timber floor
- LED lighting
- Speaker system
- Allocated rear parking
- CCTV

TERMS
An assignment of the existing 10 year lease from 28th March 2022 is offered on terms to be agreed.

RENT
£42,000 plus VAT, per annum exclusive.

VAT
Will be applicable to this transaction.

PREMIUM
Our client requires a premium of £20,000 plus VAT for the benefit of his leasehold interest.

EPC RATING
C - 53.

LEGAL COSTS
Each party is to be responsible for their own legal costs in this transaction.

RATEABLE VALUE
The Valuation Office website indicates a 2026 Rateable Value of £31,500. Rate in the £ for 2026/27 is 43.2 pence.

VIEWING
Strictly by appointment through Sole Agents: -

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