



PMCD RETAIL

SHOPS & RESTAURANTS



NEW SHOP INSTRUCTION – BEACONSFIELD OLD TOWN – OPPOSITE RIWAZ

TO LET 264 sf (24.6 sm)

20 AYLESBURY END, BEACONSFIELD HP9 1LW

- STREET PARKING NEARBY
- GRADE II LISTED
- KITCHEN & WC
- SUBSTANTIAL BUSINESS RATES DISCOUNT UNTIL APRIL 2026 (SUBJECT TO STATUS)
- CLOSE TO BROWNS, RIWAZ AND TESCO EXPRESS

LOCATION

The property is located on the east side of Aylesbury End (linking Beaconsfield Old Town with the New Town) next to New Body Clinic chiropractor and Yatta Studio pilates and close to Tesco Express convenience store, opposite twice Michelin starred chef, Atul Kochhar's, Riwarz restaurant. There is free parking along the "four Ends" in Beaconsfield Old Town. 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 C (68)



What3Words Location: [///sober.finest.wallet](https://www.what3words.com/sober.finest.wallet)



DESCRIPTION

The ground floor retail premises has the following approximate floor areas:

Sales:	240 sf (22.3 sm)
Kitchen:	24 sf (2.3 sm)
Total:	264 sf (24.6 sm)

BUILDING INSURANCE

The last full year's building insurance premium was approx. £112 + VAT

SERVICE CHARGE

Estimated service charge & sinking fund for this year is approx. £830 + VAT

TERMS

We are instructed to market a new effectively full repairing and insuring lease for a term to be agreed (guide: 6 years with a rent review after 3 years, outside the security of tenure provisions of the Landlord & Tenant Act 1954) at an initial rent of £15,250 per annum exclusive of business rates, building insurance, service charge, utilities and VAT.

VAT

We understand VAT is payable on the rent

BUSINESS RATES

We understand the 2023 Rateable Value is £14,250

Rates Payable for tax year 2025/26: approx. £7,111 before substantial discounts, subject to status. NB: Subject to eligibility, the rates payable for this tax year could be as low as £3,200. Details on application or from Buckinghamshire Council 01895 837540

VIEWING

Strictly by appointment through the sole agents:
PMCD Retail - 01494 680000 - www.pmcd.co.uk



DAN COLLINS
dan@pmcd.co.uk
01494 683 643 - Beaconsfield

**PHILIP MARSH
COLLINS DEUNG**



39 Windsor End, Beaconsfield, HP9 2JN

Philip Marsh Collins Deung/PMCD Retail and their clients give notice that (i) these particulars are issued as a general guide only and do not constitute part of an offer or contract. (ii) Whilst care is taken in the preparation of these details they cannot be relied upon as statements or representations of facts and no liability can be accepted as to their accuracy. Intending occupiers or purchasers should make their own investigations to satisfy themselves as to the facts, and should take professional advice. (iii) No person in the employment of Philip Marsh Collins Deung/PMCD Retail has any authority to make or give any representation or warranty in relation to the property. (iv) Unless stated otherwise, rents or prices quoted are exclusive of VAT.