



## PMCD RETAIL

SHOPS & RESTAURANTS

**MAY SPLIT INTO 2 UNITS**



### NEW SHOP INSTRUCTION – BEACONSFIELD OLD TOWN – FORMER PYRAMID PHARMACY PREMISES

TO LET FROM 485 sf (45.1 sm) - 1,000 sf (92.8 sm)

30-32 LONDON END, BEACONSFIELD HP9 2JH

- FREE STREET PARKING
- GRADE II LISTED
- PRIME POSITION
- 80% BUSINESS RATES  
DISCOUNT UNTIL APRIL 2024  
(SUBJECT TO STATUS)
- CHARACTER FEATURES
- SUITABLE FOR A VARIETY OF  
“CLASS E” USES

#### LOCATION

The property is located on the south side of London End with occupiers including Farrow & Ball, Fired Earth and Brasserie Blanc opposite. 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 (65)





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Your contact for this property

DAN COLLINS  
01494 683643 Beaconsfield  
dan@pmcd.co.uk



### DESCRIPTION

The ground floor retail premises will suit various other use types within Class E including medical, office, and leisure. It occupies a prominent position on London End with open plan sales space and plenty of character features including exposed beams and a fireplace.

It has a total approximate floor area of **1,000 sf (92.8 sm) plus WC**

**Consideration will be given to splitting into two units from 485 sq ft.**

### TERMS

We are instructed to market a new effectively full repairing and insuring lease for a term to be agreed.

### RENT

On application.

### VAT

We understand VAT is not currently payable on the rent

### BUSINESS RATES

We understand the 2023 Rateable Value is £44,000

Rates Payable for tax year 23/24: approx. £22,000 before applicable discounts which will include Transitional Relief and Retail, Hospitality and Leisure Relief, if your business qualifies. With both reliefs fully applied rates payable should be approx. £3,700 for qualifying businesses for the 23/24 tax year.

NB. Rates discounts can be amended by Government from time to time. Details on application or from Buckinghamshire Council – 01895 837540The 2017

**NB: The Rating assessment will be re-assessed if the unit is split to form 2 shops**

### ATTENTION TO RETAIL

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.

### VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG  
01494 680000  
[www.pmcd.co.uk](http://www.pmcd.co.uk)

39 Windsor End  
Beaconsfield HP9 2JN

Regulated by RICS 