



PMCD RETAIL

SHOPS & RESTAURANTS



CLASS E RETAIL/OFFICE AND FI(a) EDUCATION PREMISES WITH CAR PARK

TO LET From 821 sf (76.3 sm) to 1,714 sf (159.3sm) plus garage/store.

3-5 THE BROADWAY, OLD AMERSHAM
HP7 0HL

- CAR PARK FOR 5 CARS+
- STREET PARKING OUTSIDE
- EXPOSED BEAMS
- SPOT LIGHTS
- ELECTRIC HEATING
- 75% BUSINESS RATES DISCOUNT UNTIL APRIL 2025 (SUBJECT TO STATUS/USE)

LOCATION

The two storey, Grade II Listed property is accessed off and located on the North side of the Broadway behind Crew Clothing and overlooking the memorial gardens. Nearby businesses include The Grocer, Moda in Pelle, Phase Eight and Whistles.

The town is host to a good mix of multiple and independent traders, eateries and coffee shops.

A large Tesco superstore and petrol filling station are located on the eastern edge of the town.

What3Words Location: [///focus.update.doctor](https://www.what3words.com/?w3w=///focus.update.doctor)





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Your contact for this property

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



DESCRIPTION

The period property is arranged on ground and first floor with the latter accessed via an external staircase. Currently used by one hair and beauty business the premises is suitable for a range of other uses and can be let as a whole or on a floor-by-floor basis with shared use of the car parking. The property has the following approximate floor areas:

<u>First floor:</u>	83 m ²	(893 ft ²)
<u>Ground floor:</u>	76.3 m ²	(821 ft ²)
Total:	159.3 m²	(1,714 ft²) plus wcs and garage/store

TERMS

We are instructed to market a new lease for a term to be agreed for the whole building at a rent of £55,000 per annum exclusive of business rates, building insurance, utilities, and VAT (if applicable). Floor-by-floor lettings are also available on terms to be agreed.

EPC

First Floor – Rating E (110)

Ground floor - Rating C (73)

BUILDING INSURANCE

To be advised.

VAT

VAT is not currently payable on the rent.

BUSINESS RATES

There is currently a single 2023 Rateable Value of £18,000 for this building treating the first floor as ancillary accommodation. Consequently, rates payable for tax year 24/25: approx. £8,982 although there is a 75% Discount for this tax year for qualifying businesses; rates could therefore be approx. £2,246. NB. Rates discounts are subject to use and can be amended by Government from time to time. Details on application or from Buckinghamshire Council – 01895 837540

ATTENTION TO RETAIL

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VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG
01494 680000
www.pmcd.co.uk

39 Windsor End
Beaconsfield HP9 2JN

Regulated by RICS 