



## PMCD RETAIL

SHOPS & RESTAURANTS



E CLASS UNIT  
SUITABLE FOR A VARIETY OF USES  
TO LET  
APPROX 503 sf (46.8 sm) GROSS INTERNAL

SHOP 3, R/O 194 MAXWELL ROAD, BEACONSFIELD  
HP9 1QX

- TOWN CENTRE LOCATION NEAR SUBWAY AND PRIME STEAK
- 1 ALLOCATED PARKING SPACE
- LAYBY PARKING AT FRONT OF PARADE
- NEW LEASE AVAILABLE.
- NIL BUSINESS RATES FOR 24/25 TAX YEAR SUBJECT TO STATUS

### LOCATION

Located in the town centre, adjacent and behind Shaw Trust and Subway, this unit has been occupied as a nail bar for many years. Near to W H Smith and Sainsbury supermarket with its car park and close to street parking and the town centre's various public car parks, the unit offers a good position for many business uses.

The mainline train station is within a short, level walk and Junction 2 of the M40 motorway is approx 1 mile distant.

### ENERGY PERFORMANCE CERTIFICATE

Rating C (55)

What3Words Location: **///CAREER.SPEEDS.SHORT**



Your contact for this property

DAN COLLINS  
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## DESCRIPTION

The property is centrally located and has a gross internal area of **503 sf (46.8 sm)** including WC.

There is layby parking in front of the parade and an allocated parking space at the side of the property.

## BUILDING INSURANCE

Approx annual premium to be advised

## TERMS

A new lease is available for a term to be agreed. The lease will be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954 Part II.

## RENT

£16,000 per annum exclusive

## VAT

We are advised that VAT is not currently payable on the rent.

## BUSINESS RATES

The property has a 2023 Rateable Value of £11,750

Rates payable for the 2024/2025 tax year are approx £5,863 subject to available discounts of up to 100% (i.e you may qualify for zero rates).

We recommend you check these figures, and any relief that may be available to your business, with the Billing Authority at Buckinghamshire Council 01895 837540

## ATTENTION TO RETAIL

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## VIEWING

Strictly by appointment through the sole agents:

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