

TO LET



5 THE BROADWAY
BEACONSFIELD
HP9 2PD

PROMINENT HIGH STREET RETAIL UNIT

- Beaconsfield High Street
- 940 sq ft retail/ ancillary space.
- Quoting £27,500 pax
- Further storage area available

LOCATION

Situated in the heart of Beaconsfield new town amongst occupiers such as The Beech House, Toni & Guy Hairdressers and Waitrose.

The property was previously used as a seating area of a larger café/bakery premises. Following works the unit is now a self-contained retail unit with attractive glass window frontage/shop entrance.

DESCRIPTION

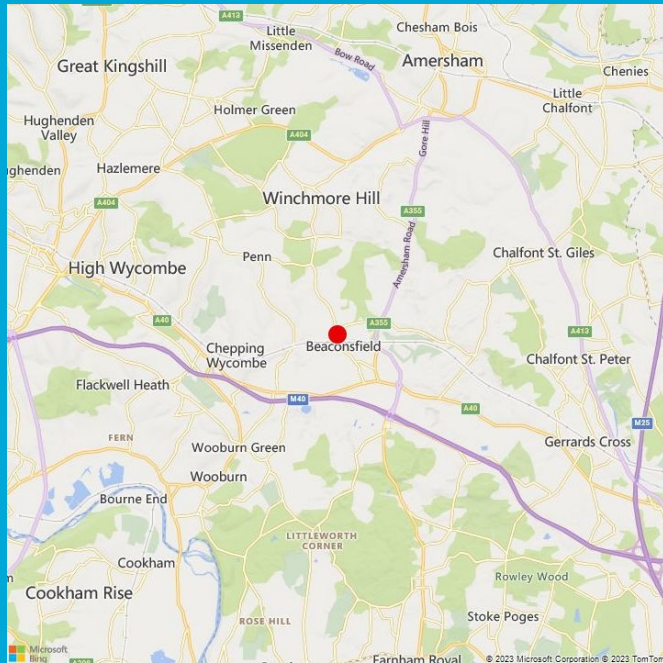
The property comprises a square retail unit with ancillary space/ w/c's to the rear. A forecourt seating area fronts the property overlooking Penn Road, leading through Beaconsfield New Town. Beaconsfield has attracted a wealth of high-end retailers such as Space NK, Mint Velvet, Marks and Spencer and Prime Steak and Grill.

The self-contained storage area to the rear is approximately 320 sq ft and would suit either storage for the retail unit or separate storage requirements.

Subject to Contract - Sep 23

FLOOR AREA

Floor Areas - Due to extensive works being undertaken to divide the unit. Quoted floor areas are approximate only and will be subject to final confirmation.



ACCOMMODATION

Ground-floor lock-up shop with forecourt seating area.

Forecourt	225 Sq Ft
Ground Floor Retail (GIA)	580 Sq Ft
Ground Floor Ancillary/ W/c's (GIA)	360 Sq Ft
Rear Storage Area (By negotiation) (GIA)	320 Sq Ft
Total Commercial Available	1,485 Sq Ft

TENURE

Available on a new lease by negotiation. Further storage area to the rear also available by negotiation.

Retail Unit including forecourt - £27,500 pax

Retail Unit including forecourt + rear storage - £32,500 pax

RESIDENTIAL

There is also a large residential element above to be refurbished which could be available by separate negotiation.

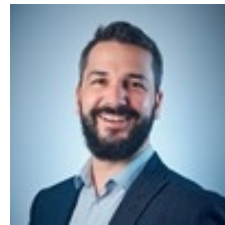
LEGAL COSTS

Each party to bear their own professional costs.

EPC

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VIEWINGS



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