



DNS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTING WS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

Commercial Property Consultants Offices at High Wycombe and Marlow For details of all available properties visit our website

PROPERTY PARTICULARS

Preliminary Particulars

SMALL BUSINESS RATES RELIEF APPLICABLE!

REFURBISHED SELF-CONTAINED PERIOD 'BOUTIQUE' OFFICE BUILDING IN THE HEART OF BEACONSFIELD OLD TOWN WITH RESTAURANTS/CAFES AND ALL ITS AMENITIES MOVE UP TO A DESIGNER ENVIRONMENT!! 20 Shepherds Lane, Beaconsfield, Bucks HP9 2DT



TO LET

553 SQ.FT. (51.37 SQ.M) Approximate Net Internal Area

VAT NOT APPLICABLE

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

20 Shepherds Lane is situated close to the junction with Aylesbury End in Beaconsfield Old Town, opposite Browns Brasserie & Bar. Junction 2 of the M40 motorway is within a mile of the property. Free street parking is available within the Old Town.

DESCRIPTION

A self-contained period Grade II Listed office building on two floors with its own WC and kitchen facilities. The accommodation comprises a meeting room/reception on the ground floor, and open plan first floor. The property is available from September 2024.

Features include:

- · Hardwood flooring
- Skirting trunking
- Feature beams
- WC and kitchen facilities
- LED downlights
- Wi-fi heating

ACCOMMODATION (Approximate Net Internal Area)

First Floor Offices -	377 sq.ft. (35 sq.m)
Ground Floor -	<u> 176 sq.ft. (16.3 sq.m)</u>
TOTAL -	553 sq.ft. (51.3 sq.m)

TERMS

The unit is available on a new full repairing and insuring lease for a term by arrangement.

RENT

£17,950 per annum exclusive. We understand VAT is not applicable.

Exclusive of all other costs including business rates, insurance and utilities.

RATEABLE VALUE

The Valuation Office website indicates that the Rateable Value of the property as of 1st April 2023 is £4,750. Rate in the £ for 2023 is 49.9p.

N.B. SMALL BUSINESS RATES RELIEF MAY BE APPLICABLE.

LEGAL COSTS

Each party to be responsible for their own legal costs involved.

ENERGY PERFORMANCE RATING

The building is Grade II Listed and in accordance with current legal EPC regulations does not require an EPC.

VIEWING - By appointment with the Sole Agents: -

Duncan Bailey Kennedy

FAO: Adrian Dolan or Elliot Mackay or Liam Ash

e-mail: adriand@dbk.co.uk / elliotm@dbk.co.uk / liama@dbk.co.uk Tel: 01494 450951



