

# PROMINENT CHARACTER RETAIL PREMISES TO LET



## Great location in Beaconsfield Old Town

## 3 London End, Beaconsfield, HP9 2HN



### **Location:**

London End is the main commercial road in Beaconsfield Old Town with many shops, restaurants, pubs and offices.

The property is located in a prominent position close to the main roundabout and is opposite a pedestrian crossing in arguably the best retail position in the Town.

Local occupiers include Brasserie Blanc, Farrow & Ball, John Lewis of Hungerford, The Crazy Bear, Giggling Squid and Zizzi.

### **Description:**

Grade II Listed retail premises split over ground and first floors giving the following approximate areas:

Ground Floor	633sq.ft
First Floor	496sq.ft
Total	1,129sq.ft

### **Rent:**

£42,000 per annum

### **Important notice**

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## Tel: 01494 677755

### **EPC:**

An Energy Performance Certificate is available on request.

### **Rates:**

The Valuation Office Agency website shows a rateable value for the property of £20,750. Interested parties are advised to seek independent advice on the rates payable.

### **Legal costs:**

Each party to bear their own professional costs.

### **Viewing:**

For further information or an appointment to view, please contact Jack Carroll on: 01494 689617 [jc@jaggardmacland.co.uk](mailto:jc@jaggardmacland.co.uk) or Steven Macdermott on 01494 689619 [srm@jaggardmacland.co.uk](mailto:srm@jaggardmacland.co.uk)

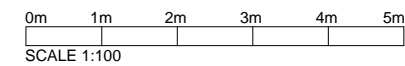
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GROUND FLOOR  
1:100



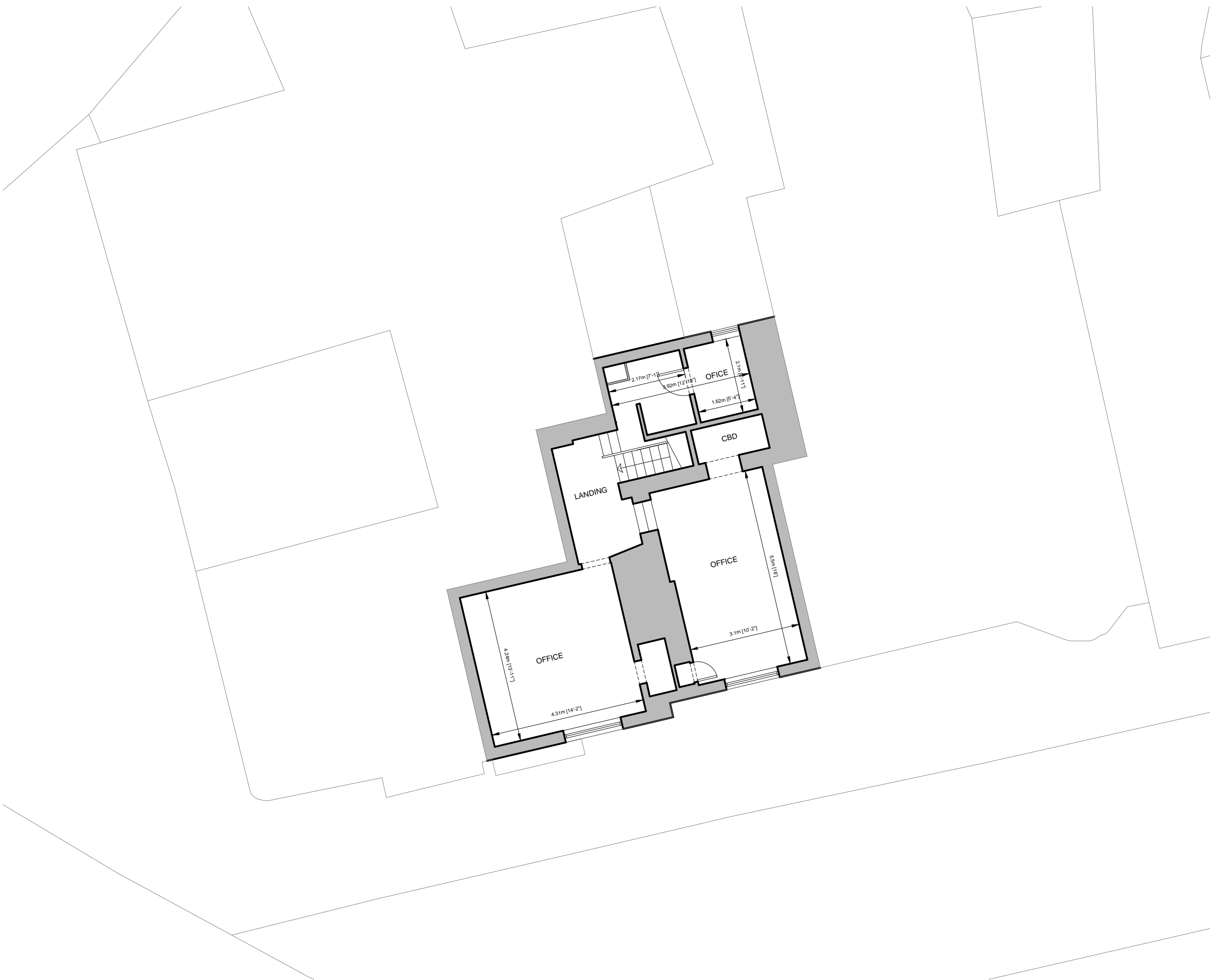
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**3 LONDON END,  
 BEACONSFIELD,  
 BUCKINGHAMSHIRE, HP9 2HN**  
 DRAWING TITLE

GROUND FLOOR PLAN		
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DRAWN	CHECKED	DATE
AYH	MG	11/2020

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PROJECT TITLE  
**3 LONDON END,  
 BEACONSFIELD,  
 BUCKINGHAMSHIRE, HP9 2HN**  
 DRAWING TITLE

FIRST FLOOR PLAN		
SCALE	SIZE	DRAWING
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DRAWN	CHECKED	DATE
AYH	MG	11/2020

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**GROUND FLOOR**  
 1:100

