

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

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 or Steven Macdermott on 01494 689619 srm@jaggardmacland.co.uk

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