

PRIME RETAIL PREMISES - TO LET



**Busy town centre
location between
Gails Bakery & M&S**

**5 Grove Court,
Station Road,
Beaconsfield,
HP9 1QW**



Location:

Prominent retail premises located in the centre of Beaconsfield New Town, close to many well-known retailers including Gails Bakery, Marks & Spencer, Costa Coffee and W H Smith. .

There is off street parking immediately in front of the property and 2 large public car parks are close by. Beaconsfield Train Station is within a short walking distance.

Description:

Ground Floor retail 1,000 sq ft

Rent:

£53,000 pax.

Lease:

New FRI lease by negotiation

EPC:

EPC to be confirmed.

Rates:

RV £41,500 – payable £21,248 – please verify

Legal costs:

Each party to bear their own professional costs.

Viewing:

For further information or an appointment to view, please contact Connor Harrington on: 01494 689604 ch@jaggardmacland.co.uk or contact Bill Harrington on 01494 689602 or email bh@jaggardmacland.co.uk Alternatively, please contact our joint agents, Duncan Bailey Kennedy, Elliot Mackay/ Jim Sheldon on 01494 450951 or elliottm@dbk.co.uk or jims@dbk.co.uk

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