

# PROMINENT RETAIL UNIT TO LET



## Prime position in Beaconsfield New Town

### 8 Burkes Parade, Beaconsfield, HP9 1NN

#### Location:

Beaconsfield is an affluent Buckinghamshire town located approximately six miles east of High Wycombe. Good communications exist with the town situated on junction 2 of the M40 and Beaconsfield Rail Station providing a fast service into London Marylebone (two minutes' walk from the property).

Burkes Parade is part of the prime retail pitch in the New Town. Nearby retailers include Boots, White Stuff, Space NK, Mint Velvet, Clarks, Crew Clothing and Phase Eight.

#### Description:

An attractive, ground floor, mid-terrace property with rear access. There is no parking available.

The approximate net internal floor areas are:

Ground: 1,526 sq ft

#### Terms:

The property is available on a new lease by terms to be agreed.

#### Rent:

£55,000 p.a.

#### VAT:

The property is VAT opted and therefore VAT will be payable on rent.

#### **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.



#### EPC:

A copy of the current Energy Performance Certificate is attached confirming a rating of G (210). We understand this relates to the current energy-inefficient lighting installed by the previous tenants. These will be removed prior to the completion of a new lease.

#### Rates:

The Valuation Office Agency website shows a rateable value for the property of £40,250. 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 Simon Harper at Jaggard Macland.

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