

# ALL ENQUIRIES THE OLD POST HOUSE

18 London End / Beaconsfield  
Buckinghamshire / HP9 2JH



Attractive self contained office building located  
in the centre of Beaconsfield's Old Town

Offers are sought for the freehold in excess of £1,500,000

- Attractive Grade II Listed self contained office building
- Ample unrestricted off street car parking
- Mixture of open plan and private offices
- Large private walled garden to rear
- Gas fired central heating
- Kitchen facilities
- Numerous period features
- Potential For Multiple Uses including office, medical, nursery and leisure amongst others



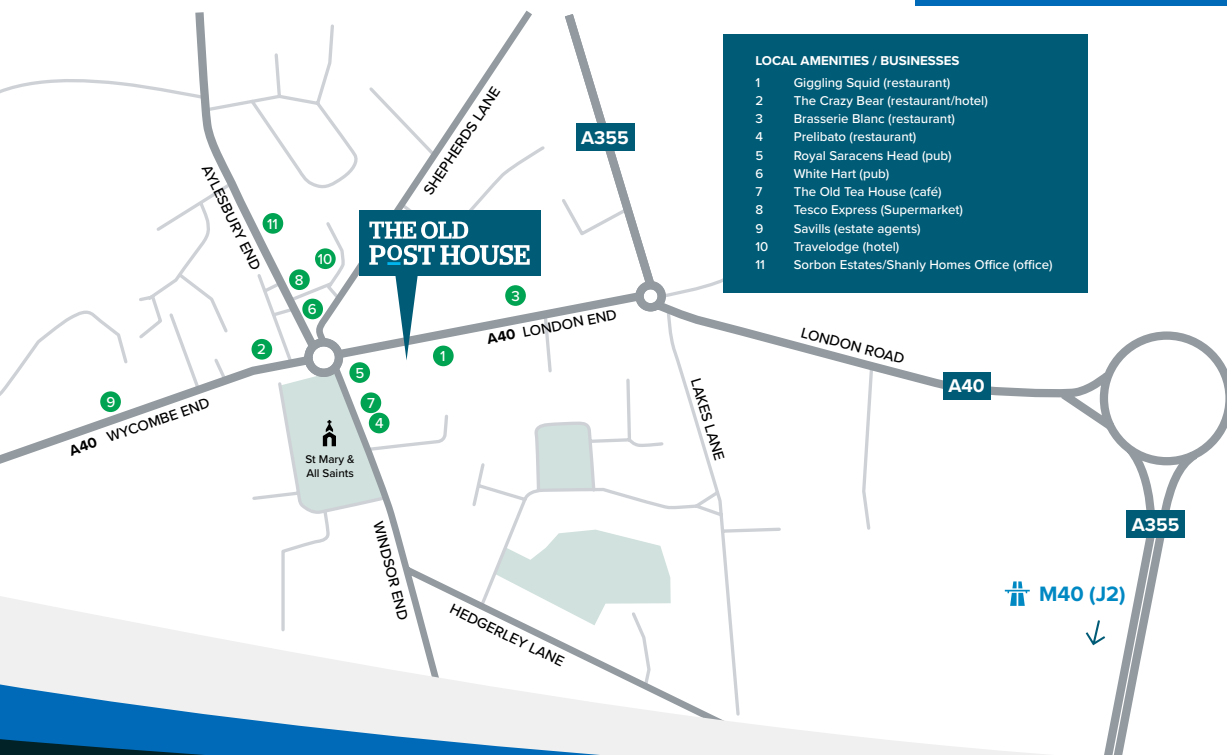
## Location

Beaconsfield is a popular and affluent commuter town benefiting from excellent road and rail communications. The town is located adjacent to the A40 and J2 of the M40 Motorway, providing access to London's inner ring roads and the rest of the UK. Beaconsfield Rail Station offers direct services to London Marylebone, High Wycombe and Oxford.

The property is located in the centre of the Old Town and benefits from excellent local amenities with numerous restaurants and shopping facilities within short walking distance. The property also benefits from unrestricted off street car parking.

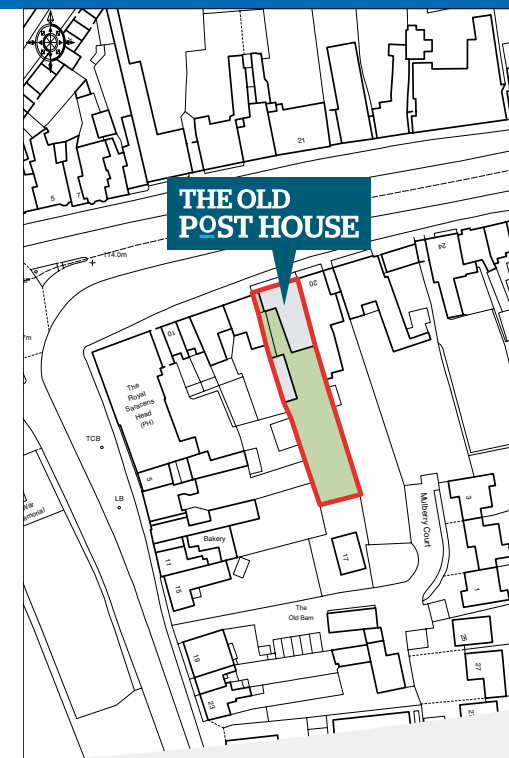


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## Description

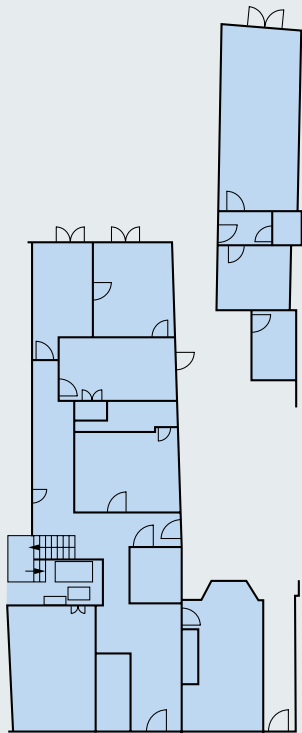
The property comprises an attractive Grade II listed building over ground and first floor and benefits from a large, attractive private garden to the rear. The building has traditionally been used as an office but could be suitable for a variety of other uses including medical, educational and leisure (subject to planning).



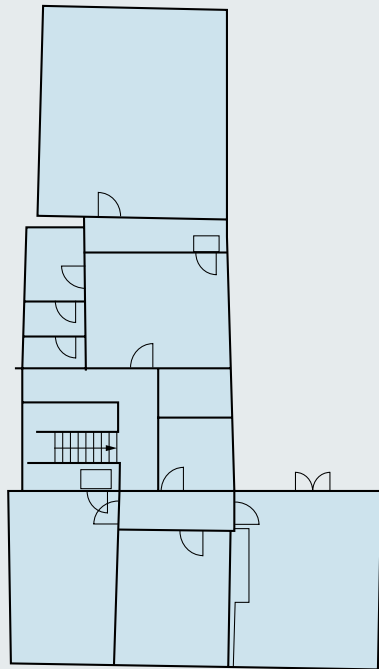


## Floor Areas

	Sq M	Sq Ft
Ground Floor	134.8	1,451
First Floor	125.7	1,353
Storage	16.1	173
<b>Overall</b>	<b>276.6</b>	<b>2,977</b>



Ground Floor



First Floor



## Rent

On application.

## Tenure

The property is available by way of a new Full Repairing and Insuring Lease for a term to be negotiated.

**My clients would also consider selling the freehold interest.**

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## EPC Rating

C 70

## Business Rates

Rateable value £42,250 current rates payable £21,294 (please confirm with VOA).

## Legal Costs

Each party to pay their own costs.

## Contact

All appointments must be made through the agents.



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On the instructions of Palace Capital