



PMCD RETAIL

CORRECTED DETAILS 15.02.19

SHOPS & RESTAURANTS

NEW RETAIL INSTRUCTION BEAONSFIELD NEW TOWN

**37 STATION ROAD
BEAONSFIELD NEW TOWN
BUCKS HP9 1QG**

**TWO STOREY SHOP WITH 3 PARKING SPACES AVAILABLE BY LEASE ASSIGNMENT
APPROX 125.5 M² (1,351 FT²)**

LOCATION

The shop is located in a prime position on Station Road directly fronting the pedestrian crossing opposite M & S Simply Foods. Nearby occupiers include Costa, Prezzo, WH Smith, Sweaty Betty amongst other multiples and independent traders. Sainsbury's and Waitrose are present in the town and the shop is close to the public car parks.



DESCRIPTION

The property is fitted out for beauty treatments and is available for this use or for other retail purposes. The following approximate net internal floor areas apply:

Ground:	Sales:	91 m ² (980 ft ²)
	Kitchen:	5 m ² (54 ft ²)
First:	Ancillary:	29.5 m ² (317ft ²)

plus WCs

There are 3 allocated private parking spaces.

TERMS

An assignment of our client's effectively full repairing and insuring lease expiring 31 October 2027 with rent review in November 2022.

RENT

£48,000 per annum exclusive plus VAT

VAT

We are advised that VAT is payable on the rent.

PREMIUM

Offers are invited for our client's lease including fit-out, and an agreed inventory of furniture and equipment.

EPC

Rating G (193)

BUILDING INSURANCE & SERVICE CHARGE

We are advised the following applies for this year:

Building insurance:	approx.	£270 + VAT.
Estimated service charge:		£345 + VAT

RATES

We understand the shop has a Rateable Value of £31,000. Approx rates payable for tax year 1/4/18 to 31/3/19: £14,880

From April significant discounts will apply reducing the payable amount by a third for that year and the following tax year. Please verify with the Billing Authority at South Bucks District Council – 01895 837540.

VIEWING

By appointment with PMCD Retail

Contact: Dan Collins

Email: dan@pmcd.co.uk

Direct Tel: 01494 683643 150219

ATTENTION TO RETAIL