



PMCD RETAIL

SHOPS & RESTAURANTS

NEW INSTRUCTION

**FREEHOLD FOR SALE WITH VACANT
POSSESSION – GROUND FLOOR CLASS E
PREMISES WITH FABULOUS SELF-CONTAINED
3 BED APARTMENT ABOVE**



**NEWLY REFURBISHED CLASS E PREMISES WITH
SMART 3 BED APARTMENT
– BEACONSFIELD OLD TOWN
FREEHOLD FOR SALE**

GF: 1,579 sf (146.7 sm) + WCS

43 AYLESBURY END, BEACONSFIELD HP9 1LU

- FREE STREET PARKING
- PROMINENT POSITION
- VACANT POSSESSION
- SUITABLE FOR A VARIETY OF “CLASS E” USES
- SELF-CONTAINED 3 BED FLAT AT FIRST FLOOR
- NEWLY REFURBISHED SPACE
- UNDERFLOOR HEATING VIA AIR SOURCE HEAT PUMPS

LOCATION

The property is located on the west side of Aylesbury End next to Atul Kochhar's RIWAZ. There is free parking along the “four Ends” in Beaconsfield Old Town. Junction 2 of The M40 motorway is within a mile of the property while the train station with services to London Marylebone is a similar distance away in the New Town.

ENERGY PERFORMANCE CERTIFICATE

Commercial Rating B (49)

Residential Rating C (73)





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Your contact for this property

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DESCRIPTION

Extensively refurbished internally, providing ground floor commercial space that may suit a variety of Class E uses including retail, offices and medical, plus an independently accessed first floor 3 bed apartment with new fitted kitchen, wooden floors, and rear roof terrace. Both areas have under-floor heating.

The ground floor commercial accommodation has an approx net internal area of 1,579 sf (146.7 sm).

TERMS

The freehold is available with Vacant Possession at a Guide Price of £950,000.

VAT

The building is not elected for VAT so this tax is not payable on the purchase price.

BUSINESS RATES

The 2026 Rateable Value is £35,250

Rateable multiplier for tax year 2026-2027 assuming Retail, Hospitality or Leisure use: 38.2p 0.382 in the £ (or 43.2 p 0.432 in the £ for non RHL uses)
= rates payable of approx £13,465 (or £15,228 for non RHL) before transitional relief, if applicable.

Apartment is within Council Tax Band – To be confirmed.

Details on application or from Buckinghamshire Council – 01895 837540

VIEWING

Strictly by appointment through the joint sole agents:

PHILIP MARSH COLLINS DEUNG
01494 680000
www.pmcd.co.uk

THE FROST PARTNERSHIP

01494 680909
Robert Currie











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