



## PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



### RETAIL & OFFICE INVESTMENT

(Part vacant – Office may be suitable for alternative use stp)

### FOR SALE

6 Station Parade, Beaconsfield,  
Bucks HP9 2PB

- Town Centre Location.
- Self-Contained Ground and First Floors.
- Redevelopment/Conversion Potential (stp).
- Rear Yard/Loading.

#### LOCATION

Beaconsfield lies close to Junction 2 of the M40 and benefits from a fast rail service to London from its mainline station, almost opposite the property. The premises are located in a prominent, central location in Beaconsfield New Town, close to Waitrose in a parade which includes Oxfam, Oxygen Hair and Fego Café.

Free short term street parking is adjacent.

What3Words Location: [///became.amber.proof](#)





First floor salon

## DESCRIPTION

The property comprises a two-storey terraced building under a pitched roof, with a lock-up shop on ground floor and a separately accessed first floor office suite, currently in use as a beauty business.

The approximate net internal areas are:

**Retail – 1,166sf (108sm) incl. stores, Office – 583sf (54sm), Total – 1,749sf (162sm)**

The property has car parking to the rear for the shop. The yard offers potential to extend, as some of the neighbours have, subject to obtaining the necessary consents. The vacant first floor has obvious potential for residential use, again subject to planning consent. It is worth noting that, in common with others in the parade, the loft space is extensive and has good headroom in part.

## TENANCIES

The ground floor shop is let to Alan M Bass, Carol A Bass, Paul S Bass t/a “The Chiltern Florists”, who are holding over under the terms of a lease which expired 28<sup>th</sup> September 2022 at a passing rent of £27,000pax. No terms have been quoted for a renewal lease. The first-floor lease has expired and the tenant is making arrangements to vacate.

## PRICE

Offers are invited in excess of £700,000 for the freehold interest. We are informed VAT is not applicable.

## EPC RATING – Shop B(50) First Floor C(69)

**BUSINESS RATES** – According to the 2026 Rating List, the shop and first floors have Rateable Values of £22,250 and £11,250 respectively. Qualifying “small businesses” occupying the latter will have no rates to pay, and confirmation of this, and the rates payable, should be sought from the billing authority, Buckinghamshire Council, Tel: 01895 837200.

**VIEWING** – Strictly by appointment through the sole agents:

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01494 680000  
[nick@pmcd.co.uk](mailto:nick@pmcd.co.uk)



NICK BALL  
[nick@pmcd.co.uk](mailto:nick@pmcd.co.uk)  
01494 683 644 - Beaconsfield

39 Windsor End, Beaconsfield, HP9 2JN

PHILIP MARSH  
COLLINS DEUNG



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