



## PMCD RETAIL

SHOPS & RESTAURANTS

**NEW INSTRUCTION**



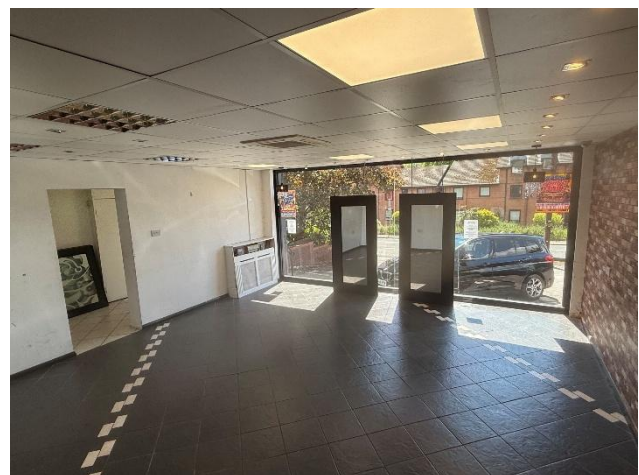
LARGE GROUND FLOOR CLASS E SHOP  
TO LET 1,540 sf (143.1 sm)

915 LONDON ROAD, LOUDWATER, HIGH  
WYCOMBE, BUCKS HP10 9TF

- SHARED PARKING OUTSIDE
- SEEKING DAY-TIME USE
- CAN ACCOMMODATE A RANGE OF USES WITHIN USE CLASS E.
- PREVIOUSLY USED FOR HAIR & BEAUTY

### LOCATION

The property is located east of High Wycombe on the A40 London Road close to Junction 3 of the M40 motorway and a large Tesco Supermarket. Beaconsfield is approx 3 miles further east along London Road. Adjacencies include Mr India restaurant and Dominos Pizza.



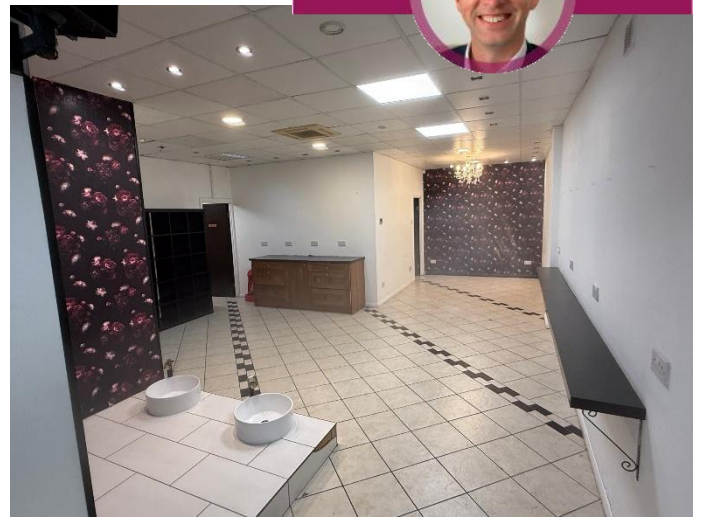


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Your contact for this property

DAN COLLINS  
01494 683643 Beaconsfield  
dan@pmcd.co.uk



### DESCRIPTION

Predominantly structurally open-plan, the property is currently arranged as two salon areas, two treatment rooms, gift area and event room plus WC, kitchen and store. There is shared parking in front of the unit.

The property has an approx total net internal area of 1,540 sf (143.1 sm).

### TERMS

We are instructed to market a new lease for a term to be agreed at a rent of £20,000 per annum exclusive of business rates, building insurance, utilities, and VAT (if applicable).

### EPC

Rating TBA

### BUILDING INSURANCE

We understand last year's Building insurance premium was approx. £400 + VAT

### VAT

We are advised that VAT is payable on the rent.

### BUSINESS RATES

2026 Rateable Value: £15,000.

Rateable multiplier for 2026/2027 tax year assuming Retail, Hospitality or Leisure Use: 38.2p 0.382 in the £ (or 43.2p 0.432 in the £ for non RHL uses) = rates payable of approx £5,730 (or £6,480 for non RHL) before discounts applied, if applicable.

Details on application and from Buckinghamshire Council – 01895 837540.

### ATTENTION TO RETAIL

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### VIEWING

Strictly by appointment through the sole agents:

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Regulated by RICS 