



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



FREEHOLD RETAIL INVESTMENT FOR SALE

1 LONDON END, BEACONSFIELD, BUCKS HP9 2HN

- PROMINENT TOWN CENTRE LOCATION
- LEASE JUST RENEWED
- 6.25% NET YIELD
- NO VAT
- SUCCESSFUL LONG-TERM TENANT BUSINESS

LOCATION

The premises are prominently located in the very centre of Old Beaconsfield at the junction of the A40 with the B474. The M40 junction 2 is within ½ mile and the mainline station is 1 mile away. The Old Town is a specialist retail location attracting well known retail brands, including Farrow & Ball, Fired Earth, and Pizza Express, as well as many restaurants and hotels.





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Your contact for this property

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DESCRIPTION

The property comprises a very prominent two-storey Grade II Listed building with return frontage, with a lock-up shop on ground floor and a separate 2-bed flat on the first which has been 'sold off' on a long leasehold. The approximate shop areas are:

Retail & ancillary 63.55 m² (684 ft²)

TENANCIES

The ground floor of the property is let to Ellie Sanderson Bridalwear Ltd on a recently renewed lease for a term of 10 years expiring 20th October 2034 with a mid-term rent review and tenant break at a commencing rent of **£42,000 p.a.x.**

The flat has been sold off on a long-leasehold basis with 100 years unexpired and at a ground rent of **£150 p.a.**

Ellie Sanderson Bridalwear Ltd was established in 2006 and now trades from 2 locations and online (www.elliesanderson.co.uk). They have recently comprehensively refitted the shop, which reopened in October 2024.

EPCs Shop: C, Flat: N/A.

TERMS

We are seeking offers in excess of £650,000 for the freehold interest in the building.

LEGAL COSTS

Both parties' legal costs to be borne by the purchaser.

VIEWINGS

Philip Marsh at PMCD 01494 683642 philip@pmcd.co.uk

11/24

VIEWING

Strictly by appointment through the sole agents:

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