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PROPERTY PARTICULARS

FREEHOLD RETAIL UNIT & FIRST FLOOR FLAT FOR SALE

10 The Broadway
Beaconsfield
Bucks
HP9 2PD



**PROMINENTLY LOCATED RETAIL UNIT WITH FIRST FLOOR FLAT
LOCATED A ON BUSY PARADE IN BEACONSFIELD NEW TOWN**

SUITABLE FOR A VARIETY OF CLASS E USES

LOCATION

The property is prominently situated in a prime retail pitch on The Broadway in Beaconsfield New Town. Nearby occupiers include Savills, Sweaty Betty, Waitrose, Whistles, Gail's and Costa Coffee.

The building is also located close to Beaconsfield train station, providing regular links to London Marylebone in approximately 30 minutes.

DESCRIPTION

The property comprises a ground floor retail unit and self contained first floor two bedroom flat with access at the rear. There are two dedicated car parking spaces at the rear which could be doubled up to make four.

The ground floor retail unit is suitable for a variety of uses under class E such as retail, beauty, medical, educational, restaurant/cafe.

ACCOMMODATION

The premises provide the following accommodation measured on an approximate net internal area basis:

Ground Floor Retail:

Retail -	971.53 sq. ft.
Ancillary -	388.24 sq .ft.
TOTAL	1,359.77 sq. ft. (126.32 sq. m)

First Floor:

First Floor Flat	
Dining room / entrance	163 sq. ft / 15.11 sq.m
Kitchen	95 sq. ft / 8.81 sq.m
Bathroom	47 sq. ft / 4.34 sq.m
Bedroom 1	117 sq. ft / 10.84 sq.m
Lounge / Bedroom 2	195 sq. ft / 18.10 sq.m
TOTAL	616 sq. ft . 57.20 sq.m



PRICE

Our clients seek £925,000 for their freehold interest. VAT is applicable.

DUE DILIGENCE

Any interested parties will be required to provide company information and proof of funds to comply with anti money laundering legislation.

ENERGY PERFORMANCE RATING

10 The Broadway – D 88. 10a The Broadway – D 60.

RATES

The Valuation Office website indicates a 2023 Rateable Value of £27,750. Rate in the £ for 2025 is 49.1p.

LEGAL COSTS

Each party is to be responsible for their own professional and legal fees.

VIEWING

By appointment with the Sole Agents Duncan Bailey Kennedy:-

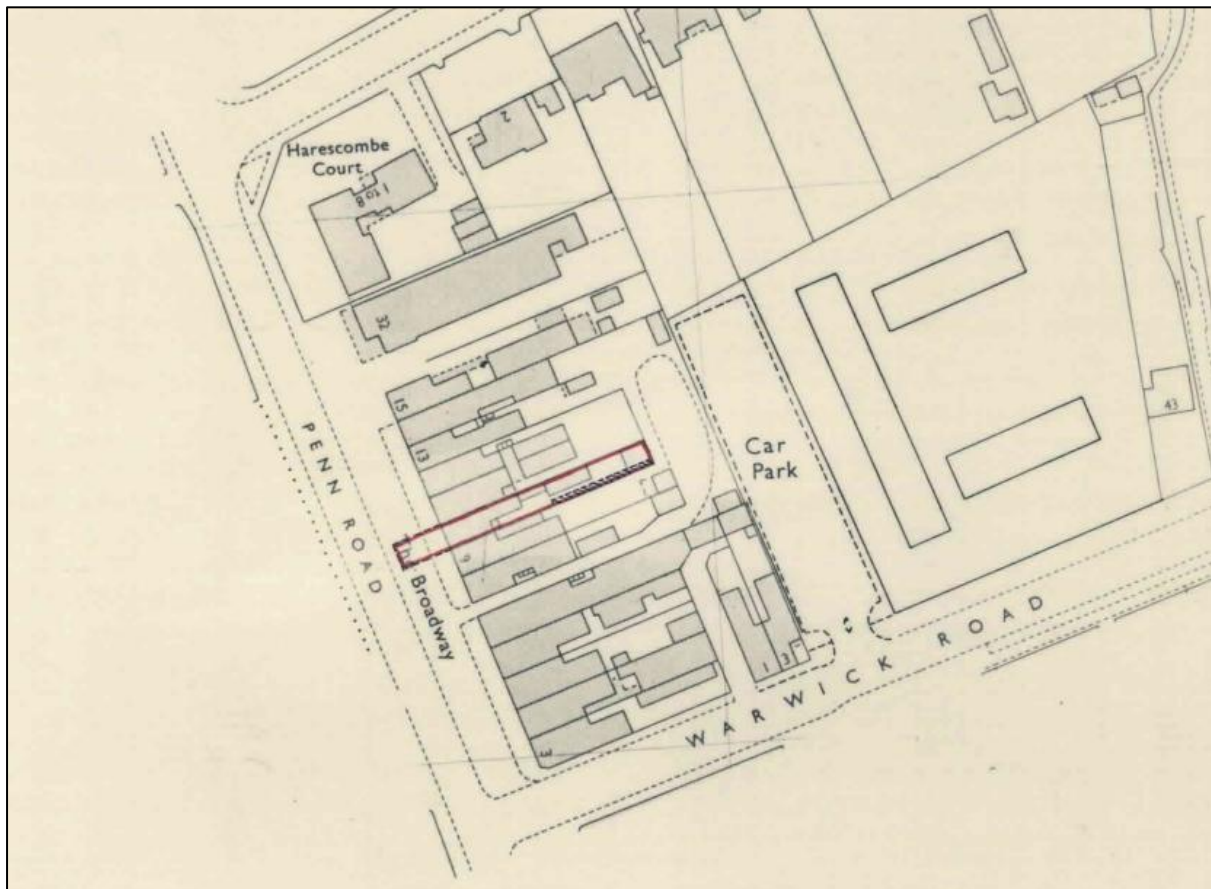


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LOCATION PLAN



These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

