



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS

HEALTHCARE/BEAUTY PREMISES WITH PARKING

**51 LONDON END
BEACONSFIELD
BUCKS HP9 2HW**



TO LET
1,600ft²(149m²)

LOCATION

The property is situated in Beaconsfield Old Town fronting London End (A40) and benefits from good rail and road communications with Junction 2 of the M40 and the mainline train station approximately 1 mile away. The Old Town also provides a good supply of specialist shops, pubs and restaurants.

As well as medical, the property is suitable for healthcare, beauty treatments, educational, tuition etc.

DESCRIPTION

The Grade II Listed property provides cellular accommodation over two floors and benefits from the following:

- Impressive full height reception with glazed roof lantern lights.
- Kitchen and wc facilities.
- 4 car spaces in gated courtyard.
- 6 treatment rooms.

ACCOMMODATION

Ground Floor	880 sf	82 sm
First Floor	720 sf	67 sm
Total	1,600 sf	149 sm

LEASE

The premises are available by way of a new lease on terms to be agreed.

RENT

On application.

BUSINESS RATES

According to the Valuation Office website, the figure in the 2017 Rating List is £28,250. Confirmation of this figure and the rates payable should be sought from the local billing authority, South Buckinghamshire District Council 01895 837200.



VIEWING

Strictly by appointment through the sole agents:

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Subject to Contract - 02/2019