



## PMCD RETAIL

SHOPS & RESTAURANTS

**NEW INSTRUCTION**



### PROMINENT RETAIL UNIT ON MAXWELL ROAD LEADING TO SAINSBURYS TO LET 429 sf (39.8 sm)

I THE ARCADE, MAXWELL ROAD, BEACONSFIELD HP9 1QT

- STRONG TRADING POSITION
- NEAR PUBLIC CAR PARKS
- SUITABLE FOR A RANGE OF CLASS E USES
- NEW LEASE AVAILABLE
- NOT SUITABLE FOR HOT FOOD USES

#### LOCATION

The shop is located on South side of Maxwell Road near Revital Health, next to The Shed barbers, opposite Wainwrights Shoes, Chilli Pilates, Prime Steak, Subway and close to TG Jones and The Hyde nail and beauty salon. There is short stay lay-by parking on the opposite side of the road and two nearby public car parks and the Sainsbury's supermarket with its large customer car park just a short walk away.

Junction 2 of the M40 motorway is approx. 1 mile distant and the mainline train station with regular services between Birmingham and London Marylebone is close at hand.

#### ENERGY PERFORMANCE CERTIFICATE

Rating C (68)





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### DESCRIPTION

A ground floor premises comprising sales area and store/office plus WC. The following approx net areas apply:

Sales:	348 sf (32.3 sm)
Office/ancillary:	81 sf (75 sm)
<b>Total:</b>	<b>429 sf (39.8 sm) plus WC.</b>

### BUILDING INSURANCE

To be advised

### TERMS

A new lease is available for a term to be agreed at a rent of £21,000 per annum exclusive.

### VAT

We understand VAT is not currently chargeable on the rent.

### BUSINESS RATES

Proposed 2026 Rateable Value: £17,000

Rateable multiplier for tax year 2026-2027 assuming Retail, Hospitality or Leisure use: 38.2 p (or 43.2 p for non RHL uses) = rates payable of approx £6,500 (or £7,350 for non RHL) before Transitional Relief, if applicable – further details on application or from Buckinghamshire Council – 01895 837540

### ATTENTION TO RETAIL

Philip Marsh Collins Deung/PMCD Retail and their clients give notice that (i) these particulars are issued as a general guide only and do not constitute part of an offer or contract. (ii) Whilst care is taken in the preparation of these details they cannot be relied upon as statements or representations of facts and no liability can be accepted as to their accuracy. Intending occupiers or purchasers should make their own investigations to satisfy themselves as to the facts, and should take professional advice. (iii) No person in the employment of Philip Marsh Collins Deung/PMCD Retail has any authority to make or give any representation or warranty in relation to the property. (iv) Unless stated otherwise, rents or prices quoted are exclusive of VAT.

### VIEWING

Strictly by appointment through the sole agents:  
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