

FOR SALE OR TO LET

Prominent Fully Fitted Restaurant & Flat

5,514 SQ FT - 512.26 SQ M



david charles
property consultants



THE OLD CHILTERN CINEMA

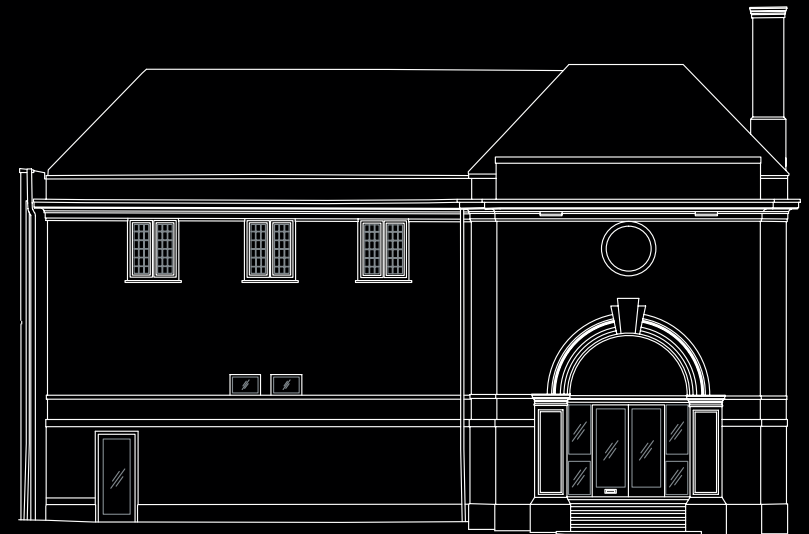
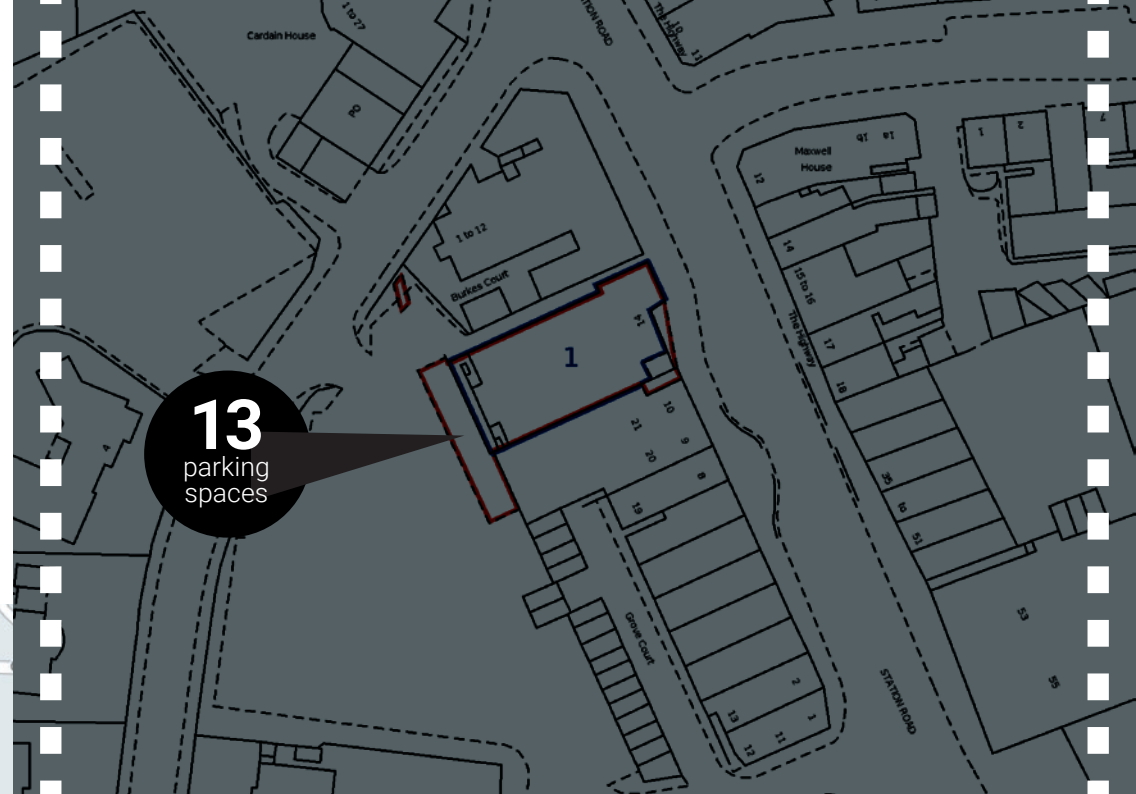
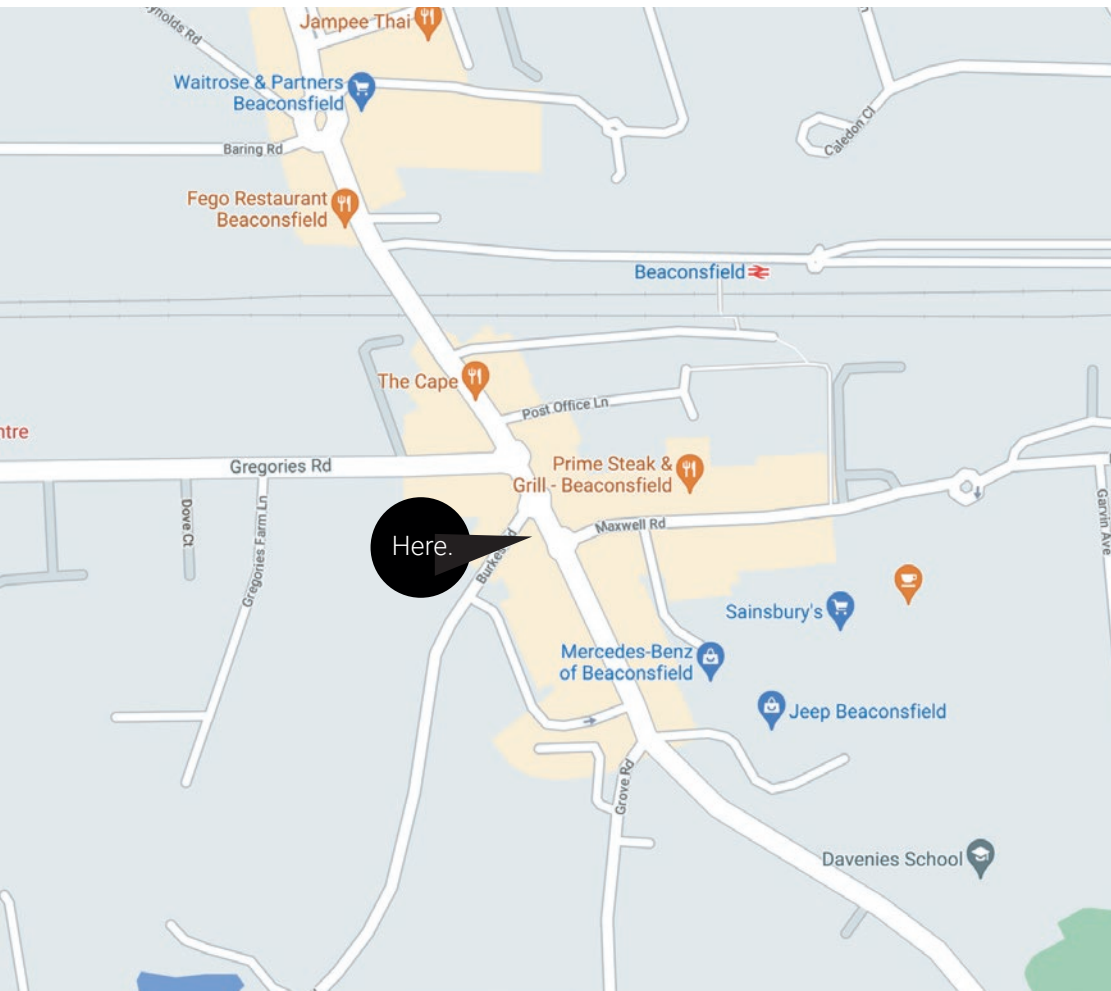
12-14 Station Road, Beaconsfield, HP9 1NL



LOCATION

.....

The building is situated within the affluent area of Beaconsfield located in Beaconsfield new town. Nearby retailers include, Marks & Spencer, Waitrose, Prime Steak and Grill and Costa Coffee. Beaconsfield National Rail station is 0.3 miles from the site and provides access into London Marylebone via Chiltern Railways within 30 minutes.





DESCRIPTION

The property comprises of The Old Chiltern Cinema which was designed by the renowned architect W.F Granger and opened in late 1927. The building is of a classic architecture design and has most recently been occupied by Prezzo Restaurants. The restaurant part of the site was let to Prezzo in 2012 and closed in 2021 but has been extensively fitted out throughout. The restaurant comprises of a reception / bar area that leads into an open plan ground floor with tiered booth seating around the perimeter. To the rear of the unit there is an open plan kitchen with a fitted pizza oven, washroom, wine store, dry store managers office and staff areas. The first floor of the restaurant comprises of mezzanine space which has various seating booths and ladies and gents toilets. The first floor has a two-bedroom flat which has its own separate entrance that is let out on an AST agreement and will be included within our clients long leasehold sale.



TERM

The property is held by our client via way of a long lease from 5 August 1994 for a term of 150 years subject to a peppercorn rent due to South Bucks District Council. A copy of our clients long leasehold interest in the site is available upon request.

PRICE

Our clients long leasehold interest in the entire building is for sale subject to contract. Offers in excess of £3,000,000.

RENT

£145,000.00 per annum exclusive.
(restaurant only)

RATES

We have been informed by Buckinghamshire Council that the Rateable Value for the premises £109,333.00. We understand that the rates payable for 2020/21 are £54,524 per annum. Prospective tenants are strongly advised to reconfirm this information with the local authority prior to legal commitment.



david charles
property consultants

020 8866 0001

VIEWINGS

By appointment through sole letting agents

Peter Amstell - 020 8866 0007
peter@davidcharles.co.uk

George Moriarty - 020 8429 9003
george@davidcharles.co.uk

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.