



## Location

Beaconsfield is an affluent Buckinghamshire town located approximately six miles east of High Wycombe and 25 miles north west of London. The town has strong transport links being situated on Junction 2 of the M40 and the train station is a short walk from the property and provides a fast 30 minute service into London Marylebone.

The property occupies a prime position on Burkes Parade in the New Town. Nearby retailers include White Stuff, Space NK, Mint Velvet, Clarks, Crew Clothing, Phase Eight, M&S, Waitrose and Sainsbury's.

The subject property is an attractive, three-storey, mid-terrace property with rear access and car parking for several vehicles. The Landlord may consider letting the ground floor in isolation and further information and plans are available upon request.

## Accommodation

Ground Floor	1,526 sq ft	141.82 sq m
First Floor	445 sq ft	41.36 sq m
Second Floor	348 sq ft	32.34 sq m
<b>Total</b>	<b>2,319 sq ft</b>	<b>215.52 sq m</b>

## Rent

£76,500 per annum exclusive.

## Rates

Rateable Value	£40,250
UBR	0.491 (2019/20)

Interested parties are advised to make their own enquiries with the Local Planning Authority to confirm their liability and any transitional relief.

## Lease Term

The property is available on a new FRI lease for a term of years to be agreed.

## Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Energy Performance Certificate

G - 210. To be reassessed prior to letting. Further information available upon request.

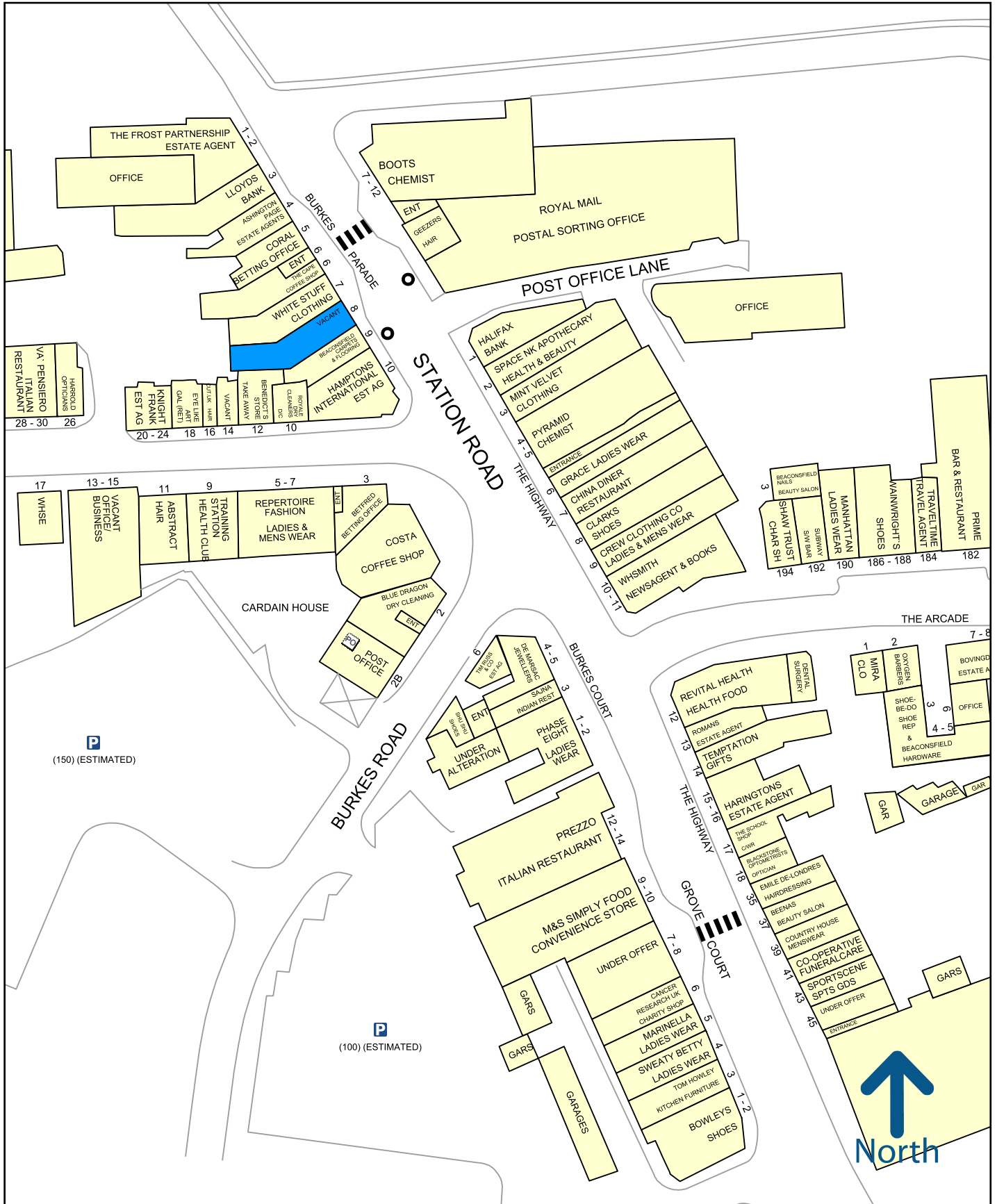
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