



PMCD RETAIL
SHOPS & RESTAURANTS

REVISED DETAILS

MAY 2026



NEW SHOP INSTRUCTION – BEACONSFIELD OLD TOWN – OPPOSITE RIWAZ

TO LET 264 sf (24.6 sm)

20 AYLESBURY END, BEACONSFIELD HP9 1LW

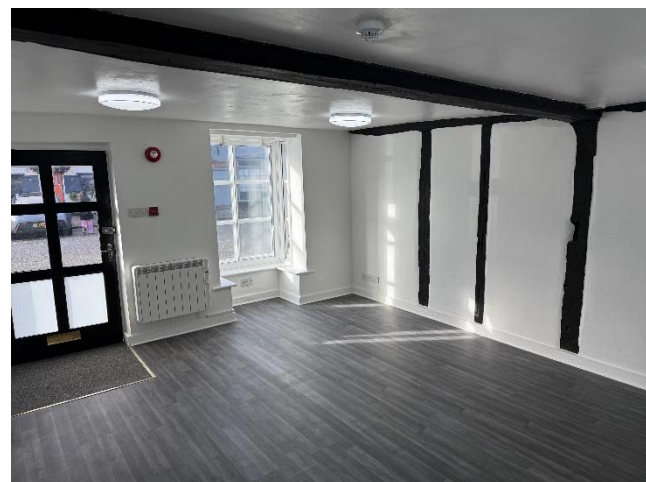
- STREET PARKING NEARBY
- GRADE II LISTED
- KITCHEN & WC
- ZERO BUSINESS RATES (SUBJECT TO STATUS)
- CLOSE TO BROWNS, RIWAZ AND TESCO EXPRESS

LOCATION

The property is located on the east side of Aylesbury End (linking Beaconsfield Old Town with the New Town) next to New Body Clinic chiropractor and Yatta Studio pilates and close to Tesco Express convenience store, opposite twice Michelin starred chef, Atul Kochhar's, Riwarz restaurant. There is free parking along the "four Ends" in Beaconsfield Old Town. Junction 2 of The M40 motorway is within a mile of the property while the train station with services to London Marylebone is a similar distance away in the New Town.

ENERGY PERFORMANCE CERTIFICATE

Rating C (68)



What3Words Location: [///sober.finest.wallet](https://www.what3words.com/?w=sober.finest.wallet)



DESCRIPTION

The ground floor retail premises has the following approximate floor areas:

Sales:	240 sf (22.3 sm)
Kitchen:	24 sf (2.3 sm)
Total:	264 sf (24.6 sm)

BUILDING INSURANCE

The last full year's building insurance premium was approx. £112 + VAT

SERVICE CHARGE

Estimated service charge & sinking fund for this year is approx. £830 + VAT

TERMS

We are instructed to market a new effectively full repairing and insuring lease for a term to be agreed (guide: 6 years with a rent review after 3 years, outside the security of tenure provisions of the Landlord & Tenant Act 1954) at an initial rent of £14,250 per annum exclusive of business rates, building insurance, service charge, utilities and VAT.

VAT

We understand VAT is payable on the rent.

BUSINESS RATES

The proposed 2026 Rateable Value is £11,250

Rateable multiplier for tax year 2026-2027 assuming Retail, Hospitality or Leisure use: 38.2 p / 0.382 in the £ (or 43.2 p / 0.432 in the £ for non RHL uses) = rates payable of approx £4,300 (or £4,860 for non RHL) before Small Business Rates Relief, if applicable (potentially 100% discount on these sums (zero rates) subject to status) – further details on application or from Buckinghamshire Council 01895 837540

VIEWING

Strictly by appointment through the sole agents:
PMCD Retail - 01494 680000 - www.pmcd.co.uk



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