

# The **Frost** Partnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land



## **LOCK-UP RETAIL UNIT** **WITH ANCILLARY ACCOMMODATION** **AT FIRST & ATTIC FLOOR LEVELS**

**9 PENN ROAD, BEACONSFIELD, HP9 2PN**

**TO LET**

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The Frost Partnership has a network of offices in the Chilterns and Thames Valley

The Frost Partnership is the trading name of J.C. Frost & Co. Surveyors (Thames Valley) Ltd. Registered Office: 55 Station Road Beaconsfield HP9 1QL  
Registered in England Reg. No. 3027213 VAT Registration No. 636 1078 47

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## LOCATION

Located within a busy retail parade in Beaconsfield New Town close to many well known retailers such as The Beech House Public House, Majestic Wines, Jungs Bakery and Tony & Guy Hairdressers.

The property has direct frontage to the busy Penn Road and being a part of the former HSBC Bank unit.

## ACCOMMODATION

The premises comprise a ground floor shop with ancillary first and attic floor accommodation together with 2 car parking spaces to the Penn Road frontage and 8 car parking spaces to the rear when double parked.

### Ground Floor

Sales Area	908 sq ft	(84.35 sq m)
Associated former Strong Room	96 sq ft	( 8.92 sq m)

### First Floor

Mess Room/Office	180 sq ft	(16.72 sq m)
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### Second Floor – Attic

Storage	307 sq ft	(28.52 sq m)
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The property would suit a number of uses such as retailers and restaurants and the private parking area to the Penn Road frontage could be utilised if necessary as an outdoor seating area.

## TERM

Offers are invited for a new full repairing and insuring lease on terms to be agreed.

## USE

Class E.

## RENT

Upon application.

## EPC

D - 92.



### RATES

To be re-assessed.

### VAT

The property is not registered for VAT purposes.

### LEGAL COSTS

Each party to be responsible for their own legal costs in the matter of a new lease.

### VIEWING

Strictly by prior appointment via the sole agents:-

**FROST COMMERCIAL - 01494 680909**

**SUBJECT TO CONTRACT**

**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent "The Frost Partnership" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.