

PROMINENT CLASS E  
FREEHOLD FOR SALE  
**BEACONSFIELD**

1 PENN ROAD

**Description**

Beaconsfield is a market town located in the South Buckinghamshire district, approximately 23 miles (37 km) northwest of central London.

The subject property is situated in a prominent position along Penn Road in Beaconsfield. It benefits from significant side frontage on Reynolds Road, which also provides access to the car park. The property's main frontage is on Penn Road and is very narrow.

Please refer to the attached copy of the street traders plan for further details.

**Accommodation**

The premises are currently arranged over a ground floor banking hall and first floor, providing the following approximate areas:

<b>Ground Floor Sales</b>	1,190 sq. ft. (110.55 sq. m)
<b>Ground Floor Ancillary</b>	1,366 sq. ft. (126.90 sq. m)
<b>First Floor Ancillary</b>	1,174 sq. ft. (109.07 sq. m)
<b>Total</b>	<b>3,730 sq. ft. (347 sq. m)</b>

The property has 6 car parking spaces.

Plans of the accommodation are available on request.

**User**

The premises currently falls under Class E use.

**Terms**

The property is offered to the market with vacant possession seeking offers in excess of **£555,000**.

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£50,500
<b>UBR (24/25)</b>	0.499p

All parties are to advised to make their own enquires to the relevant authority.

**EPC**

An EPC has been commissioned. A full report is available upon request.

**Legal Costs**

Each party to pay their own legal fees incurred in this transaction.

**Viewing**

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Will Civil** **07950 700182**  
will.civil@greenpartners.co.uk

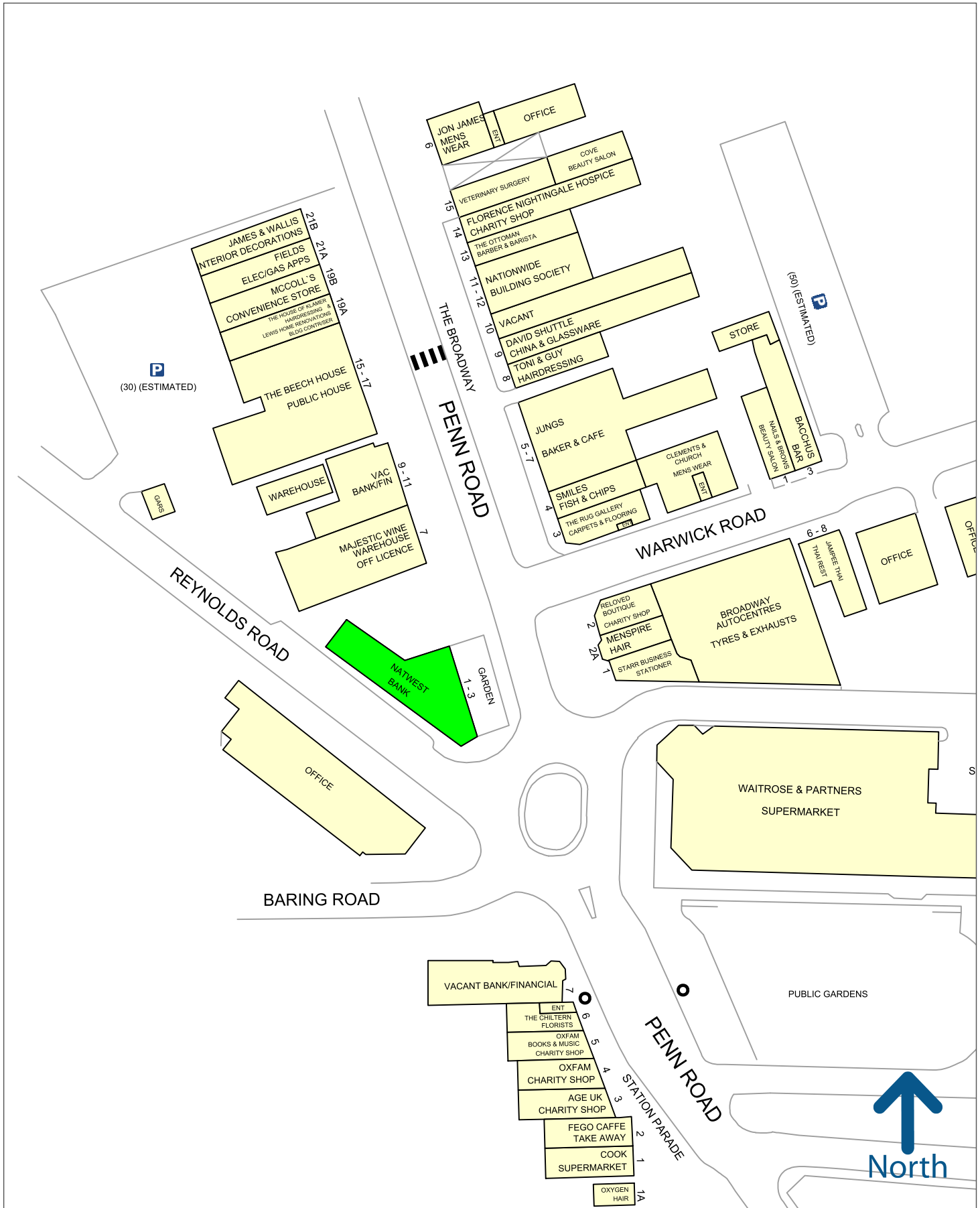
**Mike Willoughby** **07810 480291**  
mike.willoughby@greenpartners.co.uk

In partnership with:



**For further information and to register and stay up-to-date with this property please click the image below.**





50 metres

Experian Goad Plan Created: 24/07/2024  
Created By: Green and Partners



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