



1 Holtspur Parade Heath Road, Beaconsfield HP9 1DA



Location

Busy tertiary parade



Rent

Passing rent £10,000 per annum



Price

Offers in the region of £120,000

LOCATION

The property is situated in the heart of a residential estate approximately two miles equidistant from the commercial areas of Beaconsfield New and Old Towns. There are approximately eight other ground floor commercial units in the immediate vicinity which are occupied by local covenant that are mainly "destination" occupiers such as a vet, wedding dress shop and photography studio.

DESCRIPTION

INCOMING PRODUCING INVESTMENT FOR SALE

Class E unit held by way of a Long Lease for a period of 125 years from 25/12/1983 (thus approx 84 years remaining). Ground Rent £100 per annum.

Underlease for a ten year term which commenced 18/12/2017 producing a passing rent of £10,000.

There is an outstanding rent review from December 2022

Ground floor shop	117 sq ft
Rear Kitchen	180 sq ft

TERMS

Offers are invited for the benefit of this income producing investment in the region of £120,000

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

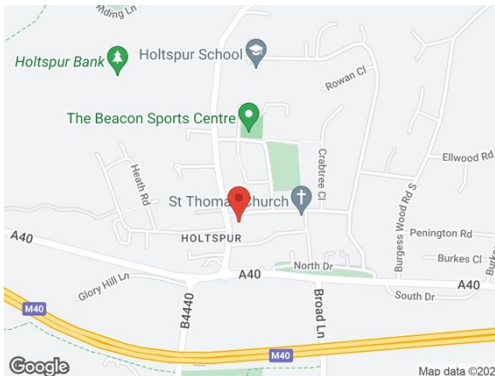
RATES

According to the Local Authority – South Buckinghamshire, the Rateable Value is £3,850 per annum

EPC

B 40

For further information please contact:
hello@obre.co.uk



O'Brien Real Estate - Commercial Property Surveyors

London: Aurora House, 71-75 Uxbridge Road, W5 5SL | Tel 020 8534 0008

Maidenhead: York House, 18 York Road, SL6 1SF | Tel 01628 334154

Email hello@obre.co.uk | www.obre.co.uk

Misrepresentation Act O'Brien Real Estate and for the vendors/landlords of this property whose agents they are, give notice that: The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute nor constitute part of an offer or contract; All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; No person in the employment of O'Brien Real Estate has any authority to make or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or landlord; No responsibility can be accepted for any expenses incurred by intending purchasers or tenants in inspecting properties which have completed or been withdrawn.

