



## 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.

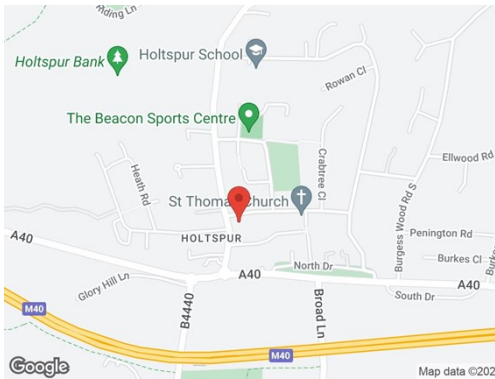
## RATES

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

## EPC

B 40

For further information please contact:  
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