

The Frost Partnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land



FREEHOLD RESTAURANT & HMO INVESTMENT WITH DEVELOPMENT POTENTIAL FOR SALE

6/7 THE BROADWAY, PENN ROAD, BEACONSFIELD, BUCKS
HP9 2PD

- GROUND FLOOR NEWLY LET TO MEGANS
- FULLY LET 1ST & 2ND FLOOR HMO
- 2 x 1 BED FLATS
- APPROX 6.5% NET YIELD
- CAN BE SOLD SEPARATELY

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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

Beaconsfield lies close to junction 2 of the M40 and benefits from a fast rail service to London from its mainline station, very near to the property. The premises are located in a prominent, central location in Beaconsfield New Town, close to Waitrose, in a parade which includes Toni & Guy and Nationwide, and within a good restaurant pitch. Nearby leisure uses include Beech House (Oakman Inns), Koyo (Japanese tapas) and Fego.

DESCRIPTION

The property comprises a three-storey end of terrace building with recently let ground floor restaurant (opening soon as 'Megans') first & second floor 7-room HMO with separate access and 2 one-bed flats. Approximate areas:

Restaurant: 322 m² (3468 ft²) GIA plus forecourt of approx. 1000 ft²

1st/2nd Floor: 7 letting rooms, 2 x 1bed flats, approx. 275 m² (2960 ft²) GIA

TENANCIES

The ground floor of the property is let to Shakshorizo Ltd, t/a Megans, with a guarantee from parent company, Chelsea Fine Food Ltd on a lease for a term of 25 years with 5 yearly rent reviews and with tenant options to break at year 11 and 5 thereafter yearly at a commencing rent of **£120,000 p.a.x.** 1st/2nd floor HMO and flat lettings are short term agreements producing approximately £92,700 p.a. which we are informed nets back to circa **£85,000 p.a.**

Copy documentation available on request.

EPC

TBC.

TERMS

£2,950,000 for the freehold interest.

LEGAL COSTS

Both parties' legal costs to be borne by the purchaser.

FURTHER INFORMATION

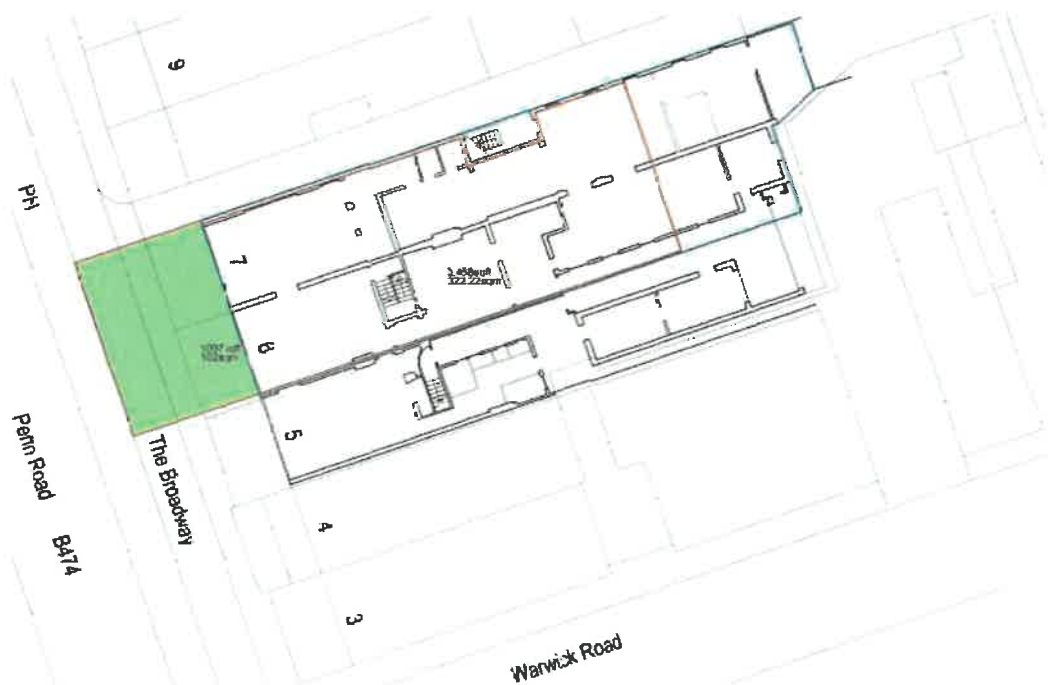
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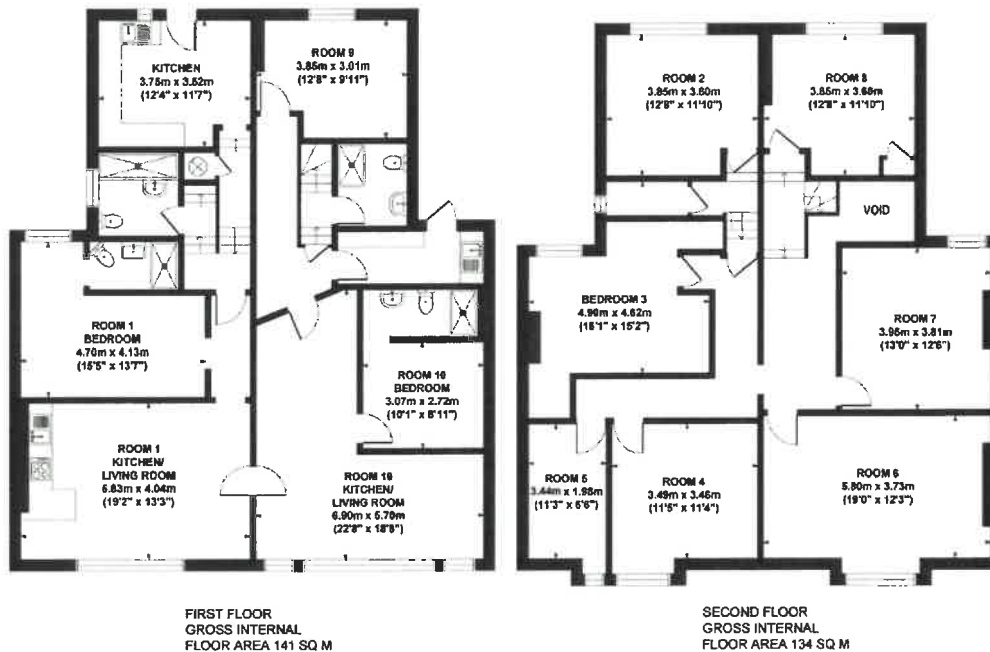
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6 & 7 THE BROADWAY, PENN ROAD, BEACONSFIELD, HP9 2PD
APPROX. GROSS INTERNAL FLOOR AREA 275 SQ M / 2960 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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.