



PMCD RETAIL

SHOPS & RESTAURANTS



“CLASS E” PREMISES IN PROMINENT
CORNER POSITION
TO LET 480 sf (44.6 sm) APPROX NIA

29 PACKHORSE ROAD, GERRARDS CROSS SL9 7QA

- NEAR TESCO, COOK, FEGO AND GAILS
- PROMINENT CORNER POSITION
- SUITABLE FOR A RANGE OF CLASS E USES
- PUBLIC CAR PARKS NEARBY
- 75% BUSINESS RATES DISCOUNT UNTIL APRIL 2025 (SUBJECT TO STATUS)

LOCATION

The property is located on the south side of Packhorse Road at its junction with Bulstrode Way, opposite the Post Office and close to Pizza Express, Gails, COOK, Screwfix, Fego, Caffè Nero, and Tesco superstore amongst other independent and multiple businesses. Public car parks are located nearby.

Gerrards Cross is an affluent commuter town, conveniently located with good access to J2 M40 (approx 3 miles), J1A M40 and J16 M25 (approx 6 miles). The mainline station is served by the popular Chiltern Line with regular services to Birmingham and approx 25 minutes to London Marylebone.



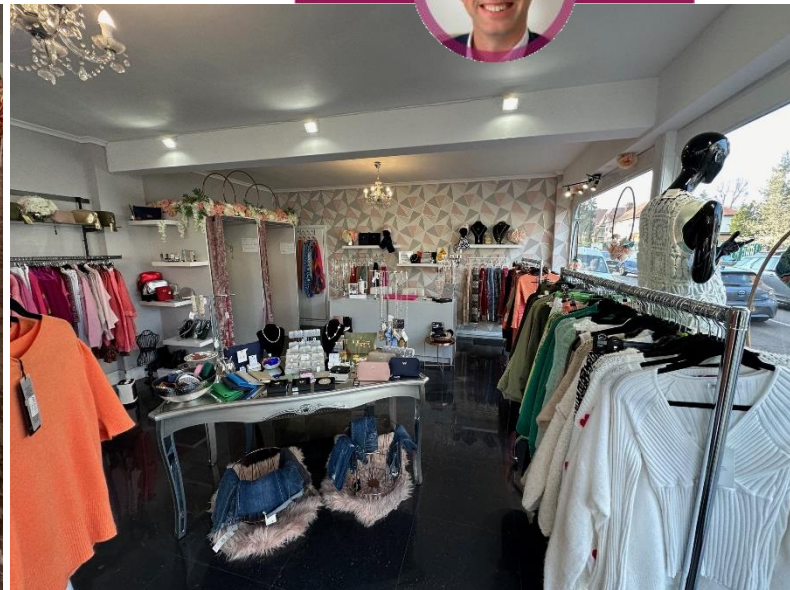


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Your contact for this property

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DESCRIPTION

The shop is open-plan with window frontages to Packhorse Road and Bulstrode Way. It has a sales area of approx 432 sf and ancillary stores of approx 48 sf plus WC.

ENERGY PERFORMANCE CERTIFICATE

Rating E (114)

BUILDING INSURANCE

TBA

RENT

£26,000 per annum exclusive of business rates, building insurance, utilities and VAT (if applicable).

TERMS

A new lease is available on terms to be agreed.

VAT

We are advised that VAT is not currently payable on the rent.

BUSINESS RATES

We understand the 2023 Rateable Value is £19,000

Rates payable for tax year 2024/2025: approx. £9,481 before discounts, subject to status.

NB: The Government has announced a Retail, Hospitality and Leisure Relief discount of 75% for qualifying businesses for the 2024/2025 tax year resulting in rates payable of approx £2,370 – details on application or from Buckinghamshire Council – 01895 837540

ATTENTION TO RETAIL

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VIEWING

Strictly by appointment through the sole agents:

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Regulated by RICS 