



## PMCD RETAIL

SHOPS & RESTAURANTS



### PRIME SHOP TO LET 527 sf (49 sm)

30 PACKHORSE ROAD, GERRARDS CROSS SL9 7DA

- PROMINENT POSITION
- OPPOSITE STREET PARKING
- CLOSE TO PUBLIC CAR PARKS
- AIR CONDITIONING

#### LOCATION

The property is located on the East side of Packhorse Road in the principle trading location opposite Pizza Express, Caffe Nero and Wenzel's, close to The Journeyman bar/restaurant and the Tesco store with its short stay car park. The Post Office and other national and independent traders are 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 train station is served by the Chiltern Line with regular services to Birmingham and London Marylebone.





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Your contact for this property

DAN COLLINS  
01494 683643  
dan@pmcd.co.uk



### DESCRIPTION

A ground floor shop with an approximate net internal area of 527 sf plus shared WC. The unit is specified with plaster ceiling with recessed spot lights, air-conditioning and timber effect flooring.

### ENERGY PERFORMANCE CERTIFICATE

Rating C (54)

### BUILDING INSURANCE

Included in the rent.

### TERMS

A new lease is available on flexible terms at a rent of £26,000 per annum inclusive of utilities, building insurance and service charge but exclusive of business rates, and VAT, if applicable.

### VAT

We are advised that VAT is chargeable on the rent.

### BUSINESS RATES

2023 Rateable Value is £19,250 – rates payable for 2024/2025 approx £9,606 before applicable discounts. 75% discount if you qualify for the Retail, Hospitality & Leisure relief rendering rates payable for this tax year of approx £2,400.

We recommend you verify with the billing authority at Buckinghamshire Council – 01895 837540

### ATTENTION TO RETAIL

Philip Marsh Collins Deung/PMCD Retail and their clients give notice that (i) these particulars are issued as a general guide only and do not constitute part of an offer or contract. (ii) Whilst care is taken in the preparation of these details they cannot be relied upon as statements or representations of facts and no liability can be accepted as to their accuracy. Intending occupiers or purchasers should make their own investigations to satisfy themselves as to the facts, and should take professional advice. (iii) No person in the employment of Philip Marsh Collins Deung/PMCD Retail has any authority to make or give any representation or warranty in relation to the property. (iv) Unless stated otherwise, rents or prices quoted are exclusive of VAT.

### VIEWING

Strictly by appointment through the sole agents:  
PHILIP MARSH COLLINS DEUNG  
01494 680000  
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Regulated by RICS 