

# PRIME TOWN CENTRE RETAIL UNIT - TO LET



**446sq.ft. (41.43sq.m.) approx N.I.A.**

Shop 2, 16 Packhorse Road

**Gerrards Cross**

Bucks

SL9 8PP

**SUITABLE FOR A VARIETY OF USES SUCH AS RETAIL/  
MEDICAL / ESTATE AGENTS (S.T.P.)**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Gerrards Cross office 01753 889446



## Location

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.

The unit is prominently located within a prime location fronting Packhorse Road, with excellent return frontage.

## Description

The accommodation can be found at ground floor level benefiting from large full-height / width frontage, providing excellent natural light and signage opportunity. The property further benefits from large return frontage to Marsham Way, making it very prominent to passing traffic and footfall. The unit provides open plan retail space with kitchenette and WC to rear. The unit would be well suited to retail, financial services, estate agents, medical and possibly office use (Subject to Planning Permission).

## Accommodation

	Sq. Ft.	M2
Ground Floor	446	41.43
ITZA	375	-

*Approx net internal area (NIA)*

## Terms

Rent: £26,250 per annum exclusive

The rent is exclusive of business rates, insurance and utilities, and will be subject to VAT.

## Business rates

The billing authority is Buckinghamshire Council.

Rateable value: TBC

We suggest this and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## VAT

VAT will be applicable to this property.

## Amenities

- Self-contained ground floor unit
- Prominent location and signage opportunity
- Large return frontage to Marsham Way
- WC / kitchenette to rear
- Suitable for retail, financial, medical etc (S.T.P.)
- Available upon surrender of existing tenant's lease.

## Energy Performance Rating

D 88



## Viewing and further information

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