



PMCD RETAIL

SHOPS & RESTAURANTS

REVISED DETAILS



PRIME CLASS E RETAIL UNIT

Fitted out as One4Six coffee and ice-cream shop

TO LET 665 ft² (61.8 m²) PLUS WC

79 PACKHORSE ROAD, GERRARDS CROSS, SL9 8PQ

- CAR PARKS WITHIN EASY WALKING DISTANCE
- BUSINESS FOR SALE WITH FITTINGS, FURNITURE AND EQUIPMENT
- 75% BUSINESS RATES DISCOUNT UNTIL APRIL 2025 (SUBJECT TO STATUS)

LOCATION

The unit is located on the west side of Packhorse Road in a prominent position close to Boots and WH Smith. The Tesco Superstore, Specsavers, Carpetright, Everyman cinema and the public car park 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 station is served by the popular Chiltern Line with regular services to Birmingham and approx 25 minutes to London Marylebone.

What3Words Location: [///SELECT.POWDER.TICKET](https://www.what3words.com////SELECT.POWDER.TICKET)





DESCRIPTION

The property is structurally open plan comprising ground floor sales space plus wc and is fitted out to a high standard as a coffee and ice cream shop. It is available fully fitted and equipped. Please note there is no extraction or capability for extraction so all cooking must be without external flue.

ENERGY PERFORMANCE CERTIFICATE

Rating C (53).

BUILDING INSURANCE

To be advised

TERMS

Premium offers are invited for an assignment of our client's lease expiring 3 April 2029 with tenant option to break in April 2025. The rent is £26,000 per annum exclusive.

VAT

VAT is not currently payable on the rent.

BUSINESS RATES

The 2023 Rateable Value is £24,750.

Rates payable for 2024/2025 tax year: approx. £12,350 – although the Government has announced a 75% discount for this tax year for qualifying businesses. Rates could therefore be approx. £3,100. NB. Rates discounts can be amended by Government from time to time. Details on application or from Buckinghamshire Council – 01895 837540

Dec 2023



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