



PMCD RETAIL

SHOPS & RESTAURANTS



SINGLE OR DOUBLE RETAIL UNIT TO LET 750 sf – 1,500 SF

12 B & C Pilgrim Walk, Packhorse Road, Gerrards Cross SL9 7QE

- BETWEEN TESCO AND M&S
- ALLOCATED PARKING
- FORECOURT AREA
- 3-PHASE POWER CAPACITY
- CLOSE TO PUBLIC CAR PARKS
- ZERO BUSINESS RATES UNTIL 2021 (SUBJECT TO STATUS)

LOCATION

The unit is located on the east side of Packhorse Road close to Fego Café, opposite Screwfix and along from M & S Simply Foods and Majestic Wine Warehouse. The Post Office is nearby and the property is close to the Tesco superstore and Packhorse Road and Bulstrode Way Public car parks. Other notable traders in the town include Boots Pharmacy, Costa Coffee, Caffè Nero, Pizza Express, Waitrose, Neville Johnson, Hob Salons, and Winsor London. 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 double unit is fitted out to a high standard having approx. 1,500 sq ft with rear servicing and allocated parking.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed

BUILDING INSURANCE

The last full year's Building insurance premium was £415

SERVICE CHARGE

Estimated service charge for this year is £1,996

TERMS

A new lease is available on terms to be agreed at a rent of £55,000 per annum exclusive. Consideration may be given to letting as two units.

VAT

VAT is not currently payable on the rents.

BUSINESS RATES

We understand the Rateable Value is £41,250

Rates payable for tax year 2020/2021: approx. £20,625 before discounts subject to status. **NB: The Government has announced a Retail Discount rendering Zero Rates payable for this tax year for qualifying businesses – 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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