PMCD RETAIL

SHOPS & RESTAURANTS

GROUND FLOOR FITTED RESTAURANT/WINE BAR TO LET

APPROX 155.6 SM (1,675 SF) plus rear yard

25-27 Station Road, Gerrards Cross SL9 8ES

- NEXT TO WAITROSE
- SHORT STAY STREET PARKING
- CLOSE TO PUBLIC CAR PARK
- FITTED RESTAURANT
- CLOSE TO PUBLIC CAR PARKS
- ZERO BUSINESS RATES UNTIL 2021 (SUBJECT TO STATUS)
- FRONT & REAR EXTERNAL SEATING

LOCATION

The premises are located on the north side of Station Road next to Waitrose and very close to the public car park. Short-stay street parking is in front of the property and along Station Road. Many of the office buildings in Station Road have been converted to flats leaving a healthy mix of office and residential nearby as well as retail and restaurant/coffee shop uses.

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

DAN COLLINS
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DESCRIPTION

The premises were formerly occupied by Café Rouge for many years and are fitted out to a high standard including, tables and chairs, bar area, customer wcs and fitted kitchen with cold-store. The property has an approximate net internal area of 155.6 sm (1,675 sf) and has space for tables outside the front and in the rear yard.

There is a 3-bed flat above which can be made available separately – details on application.

ENERGY PERFORMANCE CERTIFICATE

Rating C (55)

BUILDING INSURANCE

The last full year's Building insurance premium was approx. £1,600.

TERMS

A new lease is available on terms to be agreed at a rent of £50,000 per annum exclusive.

The flat will be available on a new Assured Shorthold Tenancy on terms to be agreed.

VAT

VAT is not currently payable on the rents.

BUSINESS RATES

We understand the Rateable Value of the restaurant is £18,250

Rates payable for tax year 2020/2021: approx. £9,125 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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