



## PMCD RETAIL

SHOPS & RESTAURANTS



### RETAIL UNIT TO LET

### APPROX 68.7 SM (740 SF)

32C Station Road, Gerrards Cross SL9 8EL

- OPPOSITE WAITROSE
- SHORT STAY STREET PARKING
- CLOSE TO PUBLIC CAR PARK
- TO BE PROVIDED AS WHITE BOX SHELL
- 66% BUSINESS RATES DISCOUNT UNTIL APRIL 2022 (SUBJECT TO STATUS)

#### LOCATION

The premises are located on the south side of Station Road opposite 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 property is to be provided as an open plan unit and otherwise ready for a tenant's specific fitting out. It has an approx. net internal area of 68.7 sm (740 sf) plus WC.

### ENERGY PERFORMANCE CERTIFICATE

To be advised

### TERMS

A new lease is available on terms to be agreed at a rent of £26,500 per annum exclusive, plus VAT.

### SERVICE CHARGE

To be advised

### BUILDING INSURANCE

Currently, approx £185 per annum plus VAT

### VAT

VAT is payable on the rents.

### BUSINESS RATES

The Rateable Value is to be re-assessed once the shop has been created. We anticipate this to be approx. £13,000 although cannot warrant this.

Assuming a Rateable Value of £13,000, Rates payable for tax year 2021/2022 will be approx. £6,500 before discounts subject to status. **NB: The Government has expanded the Retail Discount to 66% for this tax year for qualifying businesses – Rates payable should therefore be approx. £2,166 - details on application or from 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:  
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Regulated by RICS 