



# PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



## FREEHOLD TOWN CENTRE RETAIL PARADE FOR SALE

42/42A PACKHORSE ROAD & 2, 2A-D STATION ROAD,  
GERRARDS CROSS, BUCKS SL9 8EB

- TOWN CENTRE
- INCOME SECURED OVER 4 RETAIL/RESTAURANT TENANCIES
- GROSS YIELD c. 7.3%,
- NET YIELD c. 6.9%
- UPPER PARTS ARE POTENTIALLY AVAILABLE\*

### LOCATION

The property is situated in the vibrant heart of Gerrards Cross at the junction of Packhorse Road and Station Road – a highly prominent town-centre position. Street car parking is available close by, as are several public car parks, and the mainline railway station is 2 minutes' walk away.

Gerrards Cross is an affluent small town just off the A40 to the west of London and sits 4 miles east of Beaconsfield and junction 2 of the M40.





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Your contact for this property

PHILIP MARSH  
01494 683642 Beaconsfield  
01628 564700 Maidenhead  
[philip@pmcd.co.uk](mailto:philip@pmcd.co.uk)



## DESCRIPTION

The property consists of a small parade of commercial units comprising three lock-up shops and one restaurant on ground level. The upper floors are retained by our clients on fully repairing long-leaseholds. \* The upper floors, other than that over the nail bar, may be available by separate negotiation. Currently in office use, they have received Permitted Development for conversion to flats. Details upon request.

Ground floor tenants include Holland & Barrett, who have 2 leases, popular independent restaurant, Jack & Alice, and a long-established beauty business, Nails & Brows.

## TENANCIES

A schedule of tenancies with approximate floor areas is available on request. Current ground floor income stands at £102,275 p.a.

## EPCs

Vary from B to D

## TERMS

We are seeking offers in excess of £1,400,000 for the freehold interest in the buildings.

## VIEWINGS

Strictly by arrangement with sole agents. For more information, email [philip@pmcd.co.uk](mailto:philip@pmcd.co.uk) or phone 01494 683642

## VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG  
01494 680000  
[www.pmcd.co.uk](http://www.pmcd.co.uk)

02/26

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39 Windsor End  
Beaconsfield HP9 2JN

Burlington House  
1 York Road  
Maidenhead SL6 1SQ

Regulated by RICS 



Station Road elevation



Packhorse Road elevation