



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



FREEHOLD TOWN CENTRE RETAIL INVESTMENT FOR SALE

52-54 PACKHORSE ROAD,
GERRARDS CROSS, BUCKS SL9 8EF

- TOWN CENTRE
- TWO ATTRACTIVE RETAIL
UNITS & RESIDENTIAL
GROUND RENTS
- 7% NET YIELD
- REAR ACCESS & PARKING

LOCATION

The property is situated in the vibrant heart of Gerrards Cross between the junctions of Packhorse Road with Station Road and Oak End Way – 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.



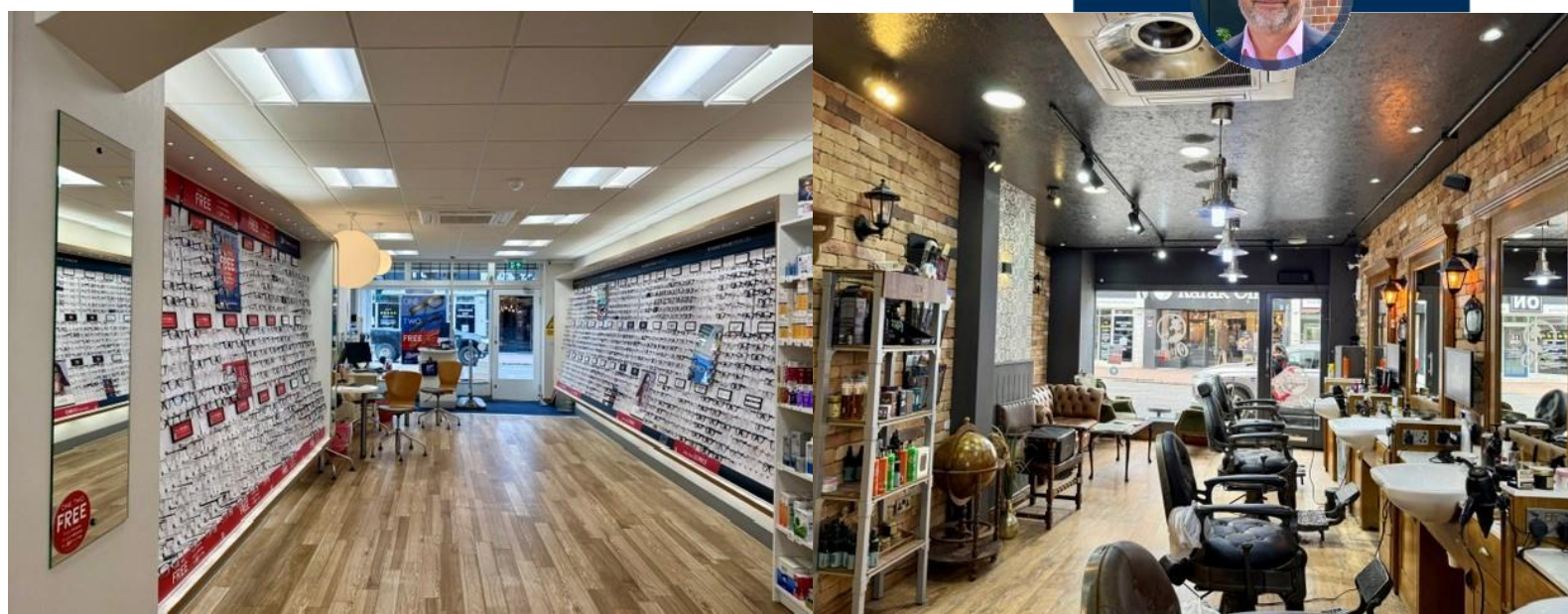


PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS

Your contact for this property

PHILIP MARSH
01494 683642 Beaconsfield
01628 564700 Maidenhead
philip@pmcd.co.uk



DESCRIPTION

The property comprises two prominent retail units, one of 856 ft² and the other 820 ft², within a 3 storey, Edwardian building in the town centre. A central entrance leads to a rear car park and to 4 flats on 1st & 2nd floors. The flats are all sold on long leases (although note that one or more may be available by separate negotiation).

TENANCIES

52 Packhorse Road is let to GX Optical Ltd, trading as Boots Opticians, for a term of 11 years expiring 3rd August 2033 with rent reviews in August 2027 and the last day of the term, to open market rent, and the tenant has an option to break in March 2028 on serving 6 months' notice. The current rent is **£27,500 p.a.x.**

54 Packhorse Road is let to TOGL Ltd, with personal guarantor, for a term expiring September 2033 with a rent review in September 2028 and no break options. The passing rent is **£25,600 p.a.x.** on effectively fully repairing terms. Total commercial income stands at **£53,100 p.a.** Ground rent income from the 4 flats is **£1150 p.a.** so total for the property is **£54,250 p.a.**

EPCs

Shop 52 (Boots) is a C. Shop 54 TBA. Each flat is rated a C.

TERMS

We are seeking offers in excess of £735,000 for the freehold interest in the building.

VIEWINGS

Strictly by arrangement with sole agents. For more information, email 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

39 Windsor End
Beaconsfield HP9 2JN

Regulated by RICS 