



PMCD RETAIL
SHOPS & RESTAURANTS

NEW INSTRUCTION



PRIME SHOP TO LET
OPPOSITE SHORT STAY STREET PARKING,
PIZZA EXPRESS AND ESQUIRES COFFEE
494 sf (45.9 sm)

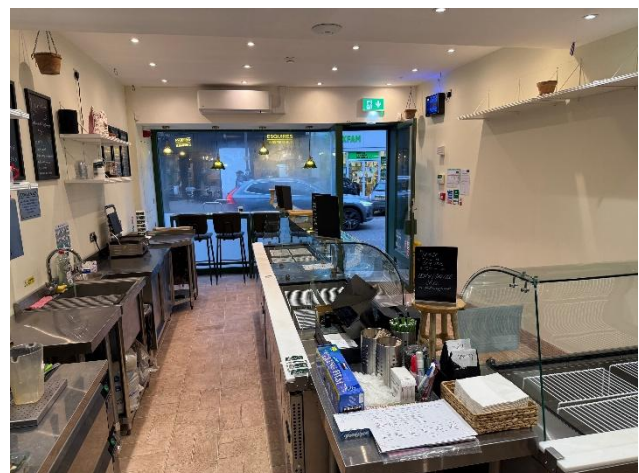
SHOP 1, 16 PACKHORSE ROAD, GERRARDS CROSS SL9 7DA

- **PRIME POSITION**
OPPOSITE PIZZA EXPRESS
- **STREET PARKING**
OPPOSITE & CLOSE TO
PUBLIC CAR PARKS
- **NEW LEASE AVAILABLE**

LOCATION

The property is located on the East side of Packhorse Road in the principal trading location opposite multiples including Pizza Express, Esquires, Caffe Nero and Wenzel's, and close to the Tesco store with its short stay car park. The Post Office and other national and independent traders are nearby.

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 train station is served by the Chiltern Line with regular services to Birmingham and London Marylebone





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Your contact for this property

DAN COLLINS
01494 683643
dan@pmcd.co.uk



DESCRIPTION

A structurally open-plan ground floor shop currently configured as sales area, store/office, and WC. It has an approx net internal area of 494 sf (45.9 sm).

The unit may suit a variety of uses under Use Class E (medical, leisure, retail, office uses).

ENERGY PERFORMANCE CERTIFICATE

Rating E (109)

TERMS

A new lease is available on terms to be agreed at an initial rent of £26,000 per annum exclusive of business rates, utilities, building insurance, service charge and VAT (if applicable).

VAT

The property is elected for VAT so this tax is chargeable on the rent.

BUSINESS RATES

The 2026 Rateable Value is £22,250

Rateable multiplier for 2026/2027 tax year assuming Retail, Hospitality or Leisure Use: 38.2p 0.382 in the £ (or 43.2p 0.432 in the £ for non RHL uses) = rates payable of approx £8,500 (or £9,612 for non RHL) before transitional discounts applied, if applicable.

Details on application and from Buckinghamshire Council – 01895 837540.

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VIEWING

Strictly by appointment through the sole agents:
PHILIP MARSH COLLINS DEUNG
01494 680000
www.pmcd.co.uk

39 Windsor End
Beaconsfield HP9 2JN

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ATTENTION TO RETAIL