

KEMPTON

CARR

CROFT

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## TOWN CENTRE RETAIL UNIT

### TO LET

728 sq ft (67.65 sq m) approx N.I.A.



18 Packhorse Road  
Gerrards Cross  
**Bucks | SL9 7DA**

- Rear Access for Delivery
- Available Q1 2018
- Town Centre Prominent Location

#### Further services

Building surveying | Building defects and environmental analysis | Public sector consultancy | Valuations | Lease renewals and rent reviews  
Land sales, planning and development | Landlord and tenant services | Commercial property agency & acquisitions | Expert witness & litigation  
Project management and contract administration | Leasehold advisory | Commercial and residential property management | LPA receivership

## Location

Prime trading location adjoining Cardella Gifts and Shaw Trust opposite Lloyds TSB and Martins, near the Post Office, Marks & Spence, Pizza Express and Tesco.

## Description

The premises comprise a modern fully fitted ground floor shop benefitting from full height and width glazed frontage along with rear store with WC and rear vehicular access.

## Amenities

- Separate Stockroom
- Staff Kitchen
- WC
- Rear Vehicular Access
- Air Conditioning Unit

## Terms

A new full repairing and insuring lease is available direct from the landlord.

Rent: £25,000 per annum exclusive, payable quarterly in advance, exclusive of business rates, service charge and insurance.

All sums quoted exclude VAT, where applicable.

Both parties to bear their own legal costs.

## Accommodation

Approximate floor areas (NIA):

Window Frontage	18' 7"
Internal Width	18' 5"
Shop Depth	29'
Net Sales Area	534 sq ft
Stockroom	131 sq ft
Kitchen	63 sq ft
TOTAL	728 sq ft (67.65 sq m)

## Business rates

Rateable Value: £22,750

We suggest the Rateable Value and amount payable are verified by contacting the Ratings Officer at South Bucks District Council on 01895 837200.

## Viewing

For viewing and further information please contact:

### **Kempton Carr Croft**

David Pearce or Mitchell Brooks

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These particulars are believed to be correct but their accuracy is in no way guaranteed neither do they form any part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft. Finance Act 1989 – unless otherwise stated our prices and rents are quoted exclusive of VAT. Any intending purchases or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.