# TOWN CENTRE SELF-CONTAINED PROPERTY SUITABLE FOR A VARIETY OF USES TO LET



## 999sq.ft. (92.84sq.m.) approx N.I.A.

8-10 Station Approach

### **Gerrards Cross**

Bucks

SL9 8PP

### SUITABLE FOR A VARIETY OF USES SUCH AS RETAIL/ MEDICAL / OFFICE (S.T.P.)

kemptoncarr.co.uk | Gerrards Cross office 01753 889446



#### Location

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.

Prominent location on the corner of Station Approach and Packhorse Road, the main shopping street in Gerrards Cross. Tesco Superstore is directly opposite.

#### Description

A two-storey building consisting of ground and first floors. The property benefits from large double frontage providing excellent natural light and signage opportunity to open plan ground floor retail space and WC. The first floor offers kitchen, further WC and open plan accommodation. The unit is well suited for retail, financial services, medical and office uses.

#### Accommodation

	Sq. Ft.	M2
Ground Floor	454	42.20
First Floor	545	50.64
TOTAL	999	92.84

Approx net internal area (NIA)

#### Terms

Rent: £30,000 per annum exclusive

The rent is exclusive of business rates, insurance and utilities, and will be subject to VAT.

#### Business rates

The billing authority is Buckinghamshire Council.

Rateable value: £13,750

We suggest this and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

#### VAT

VAT will be applicable to this property.

#### Amenities

- Self-contained ground and first floor building
- Prominent location and signage exposure
- Ground & first floor WCs
- Suitable for retail, financial, medical office uses
- Available October 2022

#### **Energy Performance Rating**

#### TBC



#### Viewing and further information

#### **Mitchell Brooks**

mitchell.brooks@kemptoncarr.co.uk 07818 117021 Luke Bennett luke.bennett@kemptoncarr.co.uk 07385 467367



PROPERTY CONSULTANTS

MISREPRESENTATION ACT 1967: These particulars are believed to be correct but accuracy cannot be guaranteed and neither do they form 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 purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transaction.