

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

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