PMCD RETAIL

SHOPS & RESTAURANTS



CLASS E RETAIL UNIT WITH 3 BED SELF-CONTAINED MAISONETTE

TO LET

G/F: 698 SF (64.8 SM)

17 Packhorse Road, Gerrards Cross SL9 7QA

- OPPOSITE FEGO CAFFÉ, NEAR TESCO AND THE JOURNEYMAN PUB/RESTAURANT
- PUBLIC CAR PARK BEHIND
- FORECOURT AREA
- CLOSE TO PUBLIC CAR PARKS
- NEAR GAIL'S BAKERY

LOCATION

The unit is located on the west side of Packhorse Road opposite Fego Caffé, close to Gail's Bakery, near The Journeyman pub/restaurant and Majestic Wine Warehouse. The Post Office is nearby and the property is close to the Tesco superstore and Packhorse Road and Bulstrode Way Public car parks. Other notable traders in the town include Boots Pharmacy, Caffe Nero, Pizza Express, Waitrose and Hob Salons. 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.



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Your contact for this property

DAN COLLINS
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dan@pmcd.co.uk





DESCRIPTION

Structurally open plan shop of approx 698 sf with rear service door and with self-contained 3 bed duplex apartment above.

ENERGY PERFORMANCE CERTIFICATE

Shop: Rating D (77)

Maisonette: TBA

TERMS

A new lease is available on terms to be agreed at a rent of £50,000 per annum exclusive. A letting of the shop alone may be considered subject to satisfactory terms.

VAT

The property is not elected for VAT so this tax is not currently chargeable on the rent.

BUSINESS RATES/COUNCIL TAX

We understand the 2026 Rateable Value for the shop is £25,000

Rateable multiplier for tax year 2026-2027 assuming Retail, Hospitality or Leisure use: 38.2 p (or 43.2 p for non RHL uses) = rates payable of approx £9,550 (or £10,800 for non RHL) before any transitional adjustments, if applicable – further details on application or enquiries to Buckinghamshire Council - 01895 837540.

Council Tax Band D for the maisonette.

Tax year 26/27 c. £2,526 pcm payable .

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

ATTENTION TO RETAIL

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