



**Commercial Property Consultants**

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**PROPERTY PARTICULARS**

*Preliminary Particulars*

**PROMINENT SHOP TO LET IN AN  
AFFLUENT TOWN, ON THE HIGH STREET  
E CLASS USE & SUITABLE FOR A VARIETY OF  
USES**



**73 Packhorse Road  
Gerrards Cross  
Bucks, SL9 8QP**

**1,414 Sq.Ft. (131.36 Sq.M) Approximate Net Internal Area**

**LOCATION**

The property is prominently situated in an excellent location in Gerrards Cross close to a number of cafes and restaurants, the Everyman Gerrards Cross cinema, and neighbouring retailers including Boots, Specsavers, Carpetright, Timpson, Sainsbury's, and Waitrose.

The shop is also near to the train station, Station Road car park, and Oak End Way street parking.

**DESCRIPTION**

A ground floor shop with sales areas and kitchen.

**ACCOMMODATION** (Approximate Net Internal Area)

**1,414 sq. ft. (131.36 sq.m) Approximate Net Internal Area**

**TERMS**

A new Full Repairing and Insuring Lease is offered for a term to be agreed.

**RENT**

£39,500 per annum exclusive.

**VAT**

Will not be applicable to this transaction.

**EPC RATING**

C - 73.

**LEGAL COSTS**

Each party is to be responsible for their own legal costs in this transaction.

**RATEABLE VALUE**

The Valuation Office website indicates a 2023 Rateable Value of £33,750. Rate in the £ for 2022/23 is 49.9 pence.

**VIEWING**

Strictly by appointment through Sole Agents: -

**Duncan Bailey Kennedy**  
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