

# The Frost Partnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land



## PROMINENT GROUND FLOOR RETAIL UNIT WITH FIRST AND SECOND FLOOR OFFICES

500 – 1,692 SQ FT (46 – 157 SQ M)

30 PACKHORSE ROAD, GERRARDS CROSS,  
BUCKS, SL9 7DA

## TO LET ON A FLEXIBLE SHORT TERM LEASE

The Frost Partnership 1 Burkes Parade Beaconsfield Buckinghamshire HP9 1NN T: 01494 680909

F: 01494 680402 E: beaconsfield@frostsurveyors.co.uk frostweb.co.uk

The Frost Partnership has a network of offices in the Chilterns and Thames Valley

The Frost Partnership is the trading name of J.C. Frost & Co. Surveyors (Thames Valley) Ltd. Registered Office: 55 Station Road Beaconsfield HP9 1QL  
Registered in England Reg. No. 3027213 VAT Registration No. 636 1078 47

Directors: John P C Frost BSc (Hons) MRICS Alan M J Frost JP FRICS



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## LOCATION

A very prominent position on Packhorse Road, Gerrards Cross with plenty of off-street car parking spaces and nearby amenities consisting of various named restaurants, café's and coffee shops, a post office and local supermarket retailers.

## ACCOMMODATION

The premises comprise of a double fronted ground floor retail unit with two small rear offices/storage rooms with access through the shop or separate from the rear and WC.

The first floor consists of two further offices with kitchenette and storage facility.

The second floor also consists of two further offices and are available To Let as a whole or as individual offices suitable for any start up business.

Ground Floor Net Retail Sales Area:	470 sq.ft	(43.66 sq.m)
Ground Floor Office:	258 sq.ft	(23.96 sq.m)
1 <sup>st</sup> Floor Offices:	521 sq.ft	(48.40 sq.m)
2 <sup>nd</sup> Floor Offices:	443 sq.ft	(41.15 sq.m)

**Overall Total:** **1,692 sq.ft (157.18 sq.m)**

## LEASE

A new short term Lease is available on the entire building for a maximum term of 3 years outside the Security of Tenure & Provisions of The Landlord & Tenant Act.

The offices can be let separately if required on a flexible short term basis for a minimum term of 6 months.

## RENT

£36,250 per annum exclusive (VAT is not applicable)

## PERMITTED USE

A1 Retail and B1 Office.

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## RATES

Rateable Value - £29,500.

## EPC

To be confirmed.

## LEGAL COSTS

Tenant to bear both parties legal costs incurred in the transaction.

## VIEWING

**Strictly by appointment** via Landlord's Sole Letting Agents:-

**FROST COMMERCIAL - 01494 680909**

**SUBJECT TO CONTRACT**

**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent "The Frost Partnership" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.