

The **Frost** Partnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land

CONFIDENTIALLY AVAILABLE



**PROMINENT GROUND FLOOR RESTAURANT PREMISES
WITH REAR ACCESS AND SHARED SERVICE YARD**

**1A PACKHORSE ROAD, GERRARDS CROSS,
BUCKS, SL9 7QA**

TO LET

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



LOCATION

The property is well located in a prime position in Packhorse Road, Gerrards Cross within walking distance of the train station and close to the Packhorse Road and Bulstrode Way public car parks. Other notable traders within Gerrards Cross include Boots Pharmacy, Costa Coffee, Pizza Express, Neville Johnson, Hobbs Salons and Winser London.

ACCOMMODATION

A modern lock-up retail unit as follows:

Total trading area	62.16 sq m	(669 sq ft)
Associated store cupboard	1.94 sq m	(21 sq ft)
Rear kitchen and store	26.99 sq m	(290 sq ft)
Separate male and female WCs		

Overall Total **91.45 sq m (984 sq ft)**

LEASE

A new Lease is available on flexible terms to be negotiated.

RENT

Upon application - in addition a premium may be requested to reflect the valuable restaurant use.

PERMITTED USE

Use Class E under the Use Classes Amendment Order effective 1st September 2020.

RATES

Rateable Value: £21,500 subject to retail discount – details on application from Buckinghamshire Council – 01895 837540.

EPC

Class C - rating 57.

LEGAL COSTS

Each party to bear their own legal costs incurred in the grant and execution of a fresh lease.

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.