



## PMCD RETAIL

SHOPS & RESTAURANTS



### DOUBLE RETAIL UNIT TO LET 1,500 SF (139.4 SM)

12 B & C Pilgrim Walk, Packhorse Road, Gerrards Cross SL9 7QE

- BETWEEN TESCO AND THE JOURNEYMAN PUB/RESTAURANT
- ALLOCATED PARKING
- FORECOURT AREA
- 3-PHASE POWER CAPACITY
- CLOSE TO PUBLIC CAR PARKS
- OPPOSITE GAIL'S BAKERY

#### LOCATION

The unit is located on the east side of Packhorse Road close to Fego Café, opposite Gail's Bakery and along from 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

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### DESCRIPTION

The double unit is approx. 1,500 sq ft with rear servicing and allocated parking.

### ENERGY PERFORMANCE CERTIFICATE

Rating C (71)

### BUILDING INSURANCE

The last full year's Building insurance premium was £920 + VAT.

### SERVICE CHARGE

Estimated service charge for this year at the rate of £2,450 + VAT per annum.

### TERMS

A new lease is available on terms to be agreed at a rent of £55,000 per annum exclusive.

### VAT

The property is elected for VAT so this tax will be payable on the rents at the prevailing level (currently 20%)

### BUSINESS RATES

We understand the 2026 Rateable Value is £49,000

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 £18,718 (or £21,168 for non RHL) before any transitional adjustments, if applicable – further details on application or enquiries to Buckinghamshire Council - 01895 837540.

### ATTENTION TO RETAIL

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### VIEWING

Strictly by appointment through the sole agents:

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Regulated by RICS 