



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



FREEHOLD TOWN CENTRE RETAIL & RESIDENTIAL INVESTMENT FOR SALE

68 PACKHORSE ROAD,
GERRARDS CROSS, BUCKS SL9 8EF

- TOWN CENTRE
- ATTRACTIVE RETAIL UNIT & TWO FLATS
- GROSS YIELD c. 7.3%,
- NET YIELD c. 6.9%
- CORNER POSITION

LOCATION

The property is situated in the vibrant heart of Gerrards Cross at the junction of Packhorse Road and Oak End Way – a highly prominent town-centre position. Street car parking is available close by, as are several public car parks, and the mainline railway station is 3 minutes' walk away.

Gerrards Cross is an affluent small town just off the A40 to the west of London and sits 4 miles east of Beaconsfield and junction 2 of the M40.





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Your contact for this property

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DESCRIPTION

The property comprises a highly prominent retail unit with a return frontage, and two large 2-bed flats with a separate residential entrance in Oak End Way.

The ground floor tenant, Heidi & Hudson, have been in occupation for 14 years. The shop is beautifully presented.

TENANCIES

The retail unit is let for a term of 15 years from March 2012 with 5 yearly rent reviews and on effectively fully repairing terms, at a current rent of £42,500 p.a. The flats are let at £20,100 p.a. and £18,000 p.a. on Assured Periodic Tenancies. Total income stands at **£80,600 p.a.**

Early discussions have started about extending the retail lease.

EPCs

The shop is a C. Flat 68a is an E and 68b is a D.

TERMS

We are seeking offers in excess of £1,100,000 for the freehold interest in the building.

VIEWINGS

Strictly by arrangement with sole agents. For more information, email philip@pmcd.co.uk or phone 01494 683642

VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG
01494 680000
www.pmcd.co.uk

39 Windsor End
Beaconsfield HP9 2JN

Burlington House
1 York Road
Maidenhead SL6 1SQ

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