



## PMCD RETAIL

SHOPS & RESTAURANTS



### GROUND AND BASEMENT RETAIL UNIT TO LET

With Class E planning allowing a range of uses including retail, medical and offices

**APPROX 74.9 SM (807 SF)**

14 Station Road, Gerrards Cross SL9 8EL

- NEAR WAITROSE
- SHORT STAY STREET PARKING
- CLOSE TO PUBLIC CAR PARK
- 40%-100% BUSINESS RATES DISCOUNT UNTIL APRIL 2026 (SUBJECT TO STATUS)
- GROUND & BASEMENT FLOORS
- NEW LEASE AVAILABLE

#### LOCATION

The premises are located on the south side of Station Road very close to the public car park and Waitrose with short-stay street parking opposite. Many of the office buildings in Station Road have been converted to flats leaving a healthy mix of office and residential nearby as well as retail and restaurant/coffee shop uses.

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.







## PMCD RETAIL

SHOPS & RESTAURANTS



### DESCRIPTION

The property comprises ground and basement sales with wc. It has an approx. net internal area as follows:

Ground sales: 35 sm (377 sf).

Basement: 39.9 sm (430 sf)

**Total: 74.9 sm (807 sf)**

### ENERGY PERFORMANCE CERTIFICATE

Rating D (96)

### TERMS

A new lease is available on terms to be agreed at a rent of £25,000 per annum exclusive, plus VAT.

### SERVICE CHARGE/ BUILDING INSURANCE

To be advised

### VAT

VAT is payable on the rents.

### BUSINESS RATES

The Rateable Value is currently £11,750 – rates payable are approx. £5,863 before available discounts. Discounts could be as much as 100% subject to qualifying.

**NB: Business rates discounts – details on application or from Buckinghamshire Council – 01895 837540**

### ATTENTION TO RETAIL

Philip Marsh Collins Deung/PMCD Retail and their clients give notice that (i) these particulars are issued as a general guide only and do not constitute part of an offer or contract. (ii) Whilst care is taken in the preparation of these details they cannot be relied upon as statements or representations of facts and no liability can be accepted as to their accuracy. Intending occupiers or purchasers should make their own investigations to satisfy themselves as to the facts, and should take professional advice. (iii) No person in the employment of Philip Marsh Collins Deung/PMCD Retail has any authority to make or give any representation or warranty in relation to the property. (iv) Unless stated otherwise, rents or prices quoted are exclusive of VAT.

### VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG

01494 680000

[www.pmc.co.uk](http://www.pmc.co.uk)

Your contact for this property

DAN COLLINS

01494 683643 Beaconsfield

[dan@pmcd.co.uk](mailto:dan@pmcd.co.uk)

39 Windsor End  
Beaconsfield HP9 2JN

Regulated by RICS  RICS