

# PROMINENT CLASS E FREEHOLD FOR SALE

## GERRARDS CROSS

### 44 PACKHORSE ROAD

#### Description

Gerards Cross is a town and civil parish in south Buckinghamshire, England.

The subject property is located on the northside side of Packhorse Road. Notable nearby retailers include **Boots, Costa, Card Factory, Hamptons Estate Agent, Caffè Nero** and **Wenzels**. There is a number of independent retailers and a large **Tesco Supermarket** nearby.

Please refer to the attached copy of the street traders plan for further details.

#### Accommodation

The premises are currently arranged over a ground floor banking hall with first floor providing the following approximate areas:

<b>Ground Floor Sales</b>	1,491 sq. ft.	(138.52 sq. m)
<b>Ground Floor Ancillary</b>	346 sq. ft.	(32.14 sq. m)
<b>First Floor</b>	369 sq. ft.	(34.28 sq. m)

The property has 4 car parking spaces.

Part of the first floor, part second floor and the attic have been separately sold on long leasehold for residential use. The term is 125 years due to expire in 2138. The ground rent income is £125 per annum.

Plans of the accommodation are available on request.

#### User

The premises currently falls under Class E use.

#### Terms

The property is offered to the market with vacant possession seeking offers in excess of **£735,000**.

*\* In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



#### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£47,750
<b>UBR (23/24)</b>	0.499p

All parties are to advised to make their own enquires to the relevant authority.

#### EPC

This property has an EPC rating of D. A full report is available upon request.

#### Legal Costs

Each party to pay their own legal fees incurred in this transaction.

#### Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Freddie King**                      **07545 386694**  
freddie.king@greenpartners.co.uk

**Mike Willoughby**                **07810 480291**  
mike.willoughby@greenpartners.co.uk

**In partnership with:**





50 metres

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