

Gerrards Cross

10 Packhorse Road

Buckinghamshire

SL9 7QE

- **Freehold Shop Investment**
 - Entirely let to Marks & Spencer plc
 - Lease expires 2021
 - Total Accommodation 641.36 sq m (6,905 sq ft)
 - Well located in this affluent and prosperous Buckinghamshire town
 - Rent Review June 2016
 - VAT is not applicable
 - Current Rent Reserved
- £110,000 pa**



Tenure
Freehold.

Location
Gerrards Cross is an affluent town situated in the prosperous M40 corridor some 20 miles west of Central London. The town is well served by roads being on the A40, which links to the M40 at Junction 2, 3 miles to the west. Gerrards Cross Rail station also provides an easy commuter rail service to London Marylebone. The property is situated on the east side of Packhorse Road which is the main shopping street in the town centre. Gerrards Cross Rail station is also nearby. Occupiers close by include a wide range of retailers and restaurants.

Description
The property is arranged on ground and one upper floor to provide a large retail unit fitted out in the Marks & Spencer Simply Food corporate style, together with office accommodation which has self-contained access at the front. The property includes the forecourt at the front.

The property provides the following Gross Internal floor areas:

Ground Floor Sales & Storage	543.36 sq m	(5,850 sq ft)
First Floor Offices	98.00 sq m	(1,055 sq ft)
Total	641.36 sq m	(6,905 sq ft)

Site Area extends to Approximately 0.21 Acres (0.08 Hectares)

Areas provided by the Vendor

Tenancy

The entire property is at present let to MARKS & SPENCER PLC for a term of 15 years from 21st June 2006 at a current rent of £110,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.marksandspencer.com
For the year ended 2nd April 2011, Marks & Spencer plc reported a turnover of £9.740bn, a pre-tax profit of £780.6m and a net worth of £2.1458bn. (Source: riskdisk.com 17.09.2012.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 67 Gerrards Cross.**



