



### Tenure

Virtual Freehold. To be held on a long lease for a term of 999 years from completion at a peppercorn.

### Location

Gerrards Cross is an affluent commuter 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 Motorway at Junction 2, 3 miles to the west. Gerrards Cross Rail Station also provides an easy commuter rail service to London Marylebone (fastest journey time 23 minutes). The property is situated in a first class retailing position on the east side of Packhorse Road, the principal shopping street in the town centre, a short walk from the station and Tesco. Other occupiers close by include Santander, Costa, Boots Opticians, HSBC, NatWest, Boots Chemist and Barnardo's amongst others.

### Description

The property is arranged on the ground floor to provide a shop, presently trading as a hair salon. The property forms part of a larger building not included in the sale. In addition, there is parking to the rear for 2 cars.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>6.55 m</b>	<b>(21' 6")</b>
<b>Net Frontage</b>	<b>5.85 m</b>	<b>(19' 3")</b>
<b>Shop Depth</b>	<b>21.6 m</b>	<b>(70' 10")</b>
<b>Built Depth</b>	<b>25.55 m</b>	<b>(83' 10")</b>

### Tenancy

The property is at present let to TOPA HD LIMITED (with Guarantors) for a term of 10 years from 22nd May 2013 at a current rent of £30,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) There is a lessee's break option at the end of the fifth year.

### Tenant Information

Website Address: [www.topahairdesign.co.uk](http://www.topahairdesign.co.uk)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

EPC Rating 79 Band D (Copy available on website).

## Gerrards Cross

### 56 Packhorse Road

### Buckinghamshire

### SL9 8EF

- **Virtual Freehold Town Centre Shop Investment**
- Affluent commuter town
- First class trading position
- Lease expires 2023 (1)
- No VAT applicable
- Rent Review 2018
- Current Gross Rent Reserved

**£30,000 pa**

