



RETAIL UNIT TO LET

SHOP 1, 16 PACKHORSE ROAD
GERRARDS CROSS, BUCKS, SL9 7DA

- Prime position opposite Pizza Express, Esquires Coffee and Wenzel's
- Street parking opposite & close to public car parks
- Affluent commuter town
- Open-plan layout

494 sq ft (45.9 sq m)

TOWN CENTRE RETAIL UNIT TO LET

Description:

494 sq ft (45.9 s m) open-plan ground floor shop currently configured as a sales area, store/office, and WC

Rent:

£26,000 per annum exclusive of business rates, utilities, building insurance, service charge and VAT.

Business Rates (from 1 April 2026):

Rateable value: £22,250

Rates Payable: £8,500 (assuming retail, hospitality, or leisure use)

All interested parties should make their own enquiries with the local authority to confirm exact liabilities.

Legal Fees:

Each party to bear their own costs

EPC Rating:

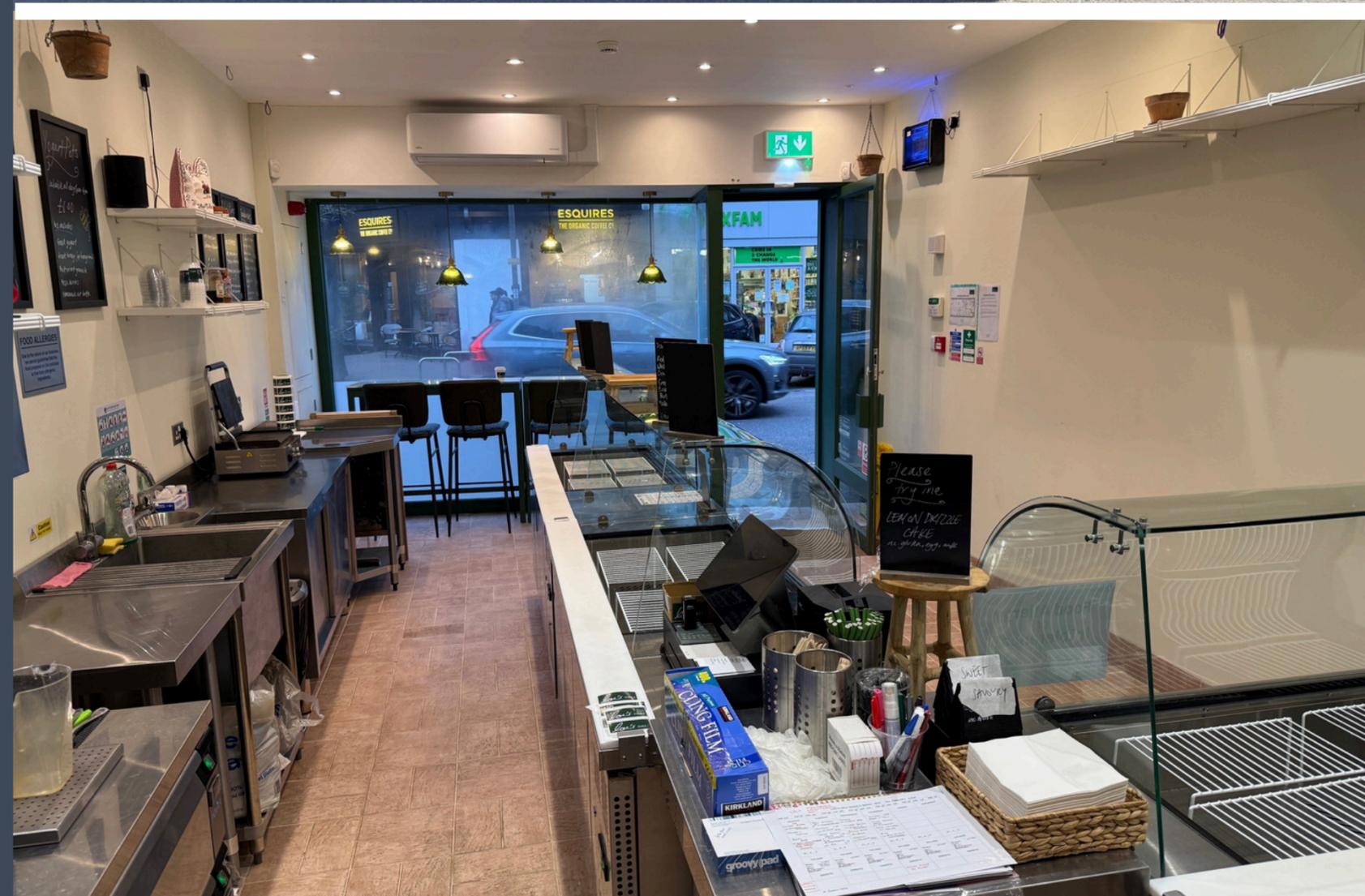
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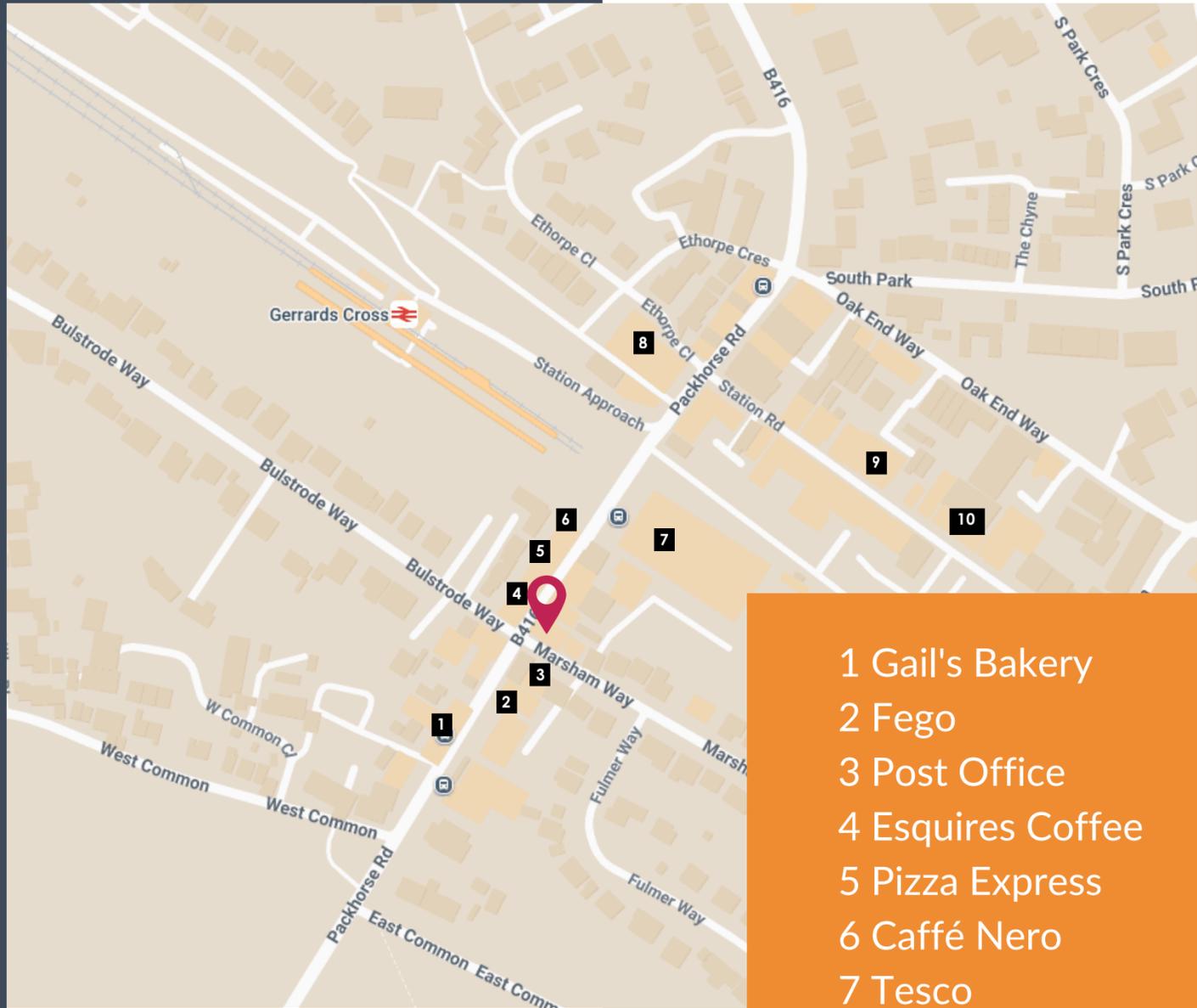
Class:

E Use

Lease:

Available on a new lease, direct from the landlords on a term to be agreed by negotiation.





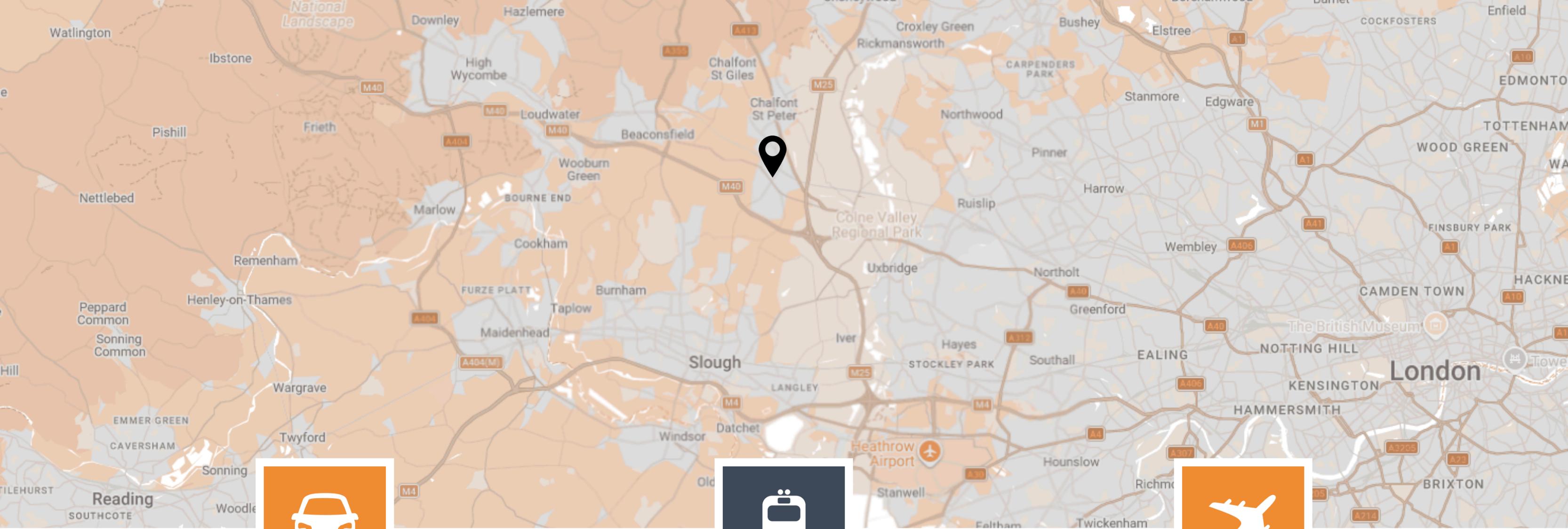
- 1 Gail's Bakery
- 2 Fego
- 3 Post Office
- 4 Esquires Coffee
- 5 Pizza Express
- 6 Caffé Nero
- 7 Tesco
- 8 Everyman Cinema
- 9 Anytime Fitness
- 10 Waitrose

LOCATION

The property is located on the East side of Packhorse Road in the principal trading location opposite multiples including Pizza Express, Esquires Coffee, Caffé Nero and Wenzel's, and close to the Tesco store with its short stay car park. The Post Office and other national and independent traders are nearby.

Gerrards Cross is an affluent commuter town, conveniently located with good access to J2 M40 approx. 3.8 miles, J1A M40 and J16 M25 approx. 6 miles. The mainline train station is served by the Chiltern Line with regular services to Birmingham and London Marylebone.





CAR

3.8 MILES TO M40 (J2)

Junction 2 of the M40 motorway is in close proximity providing good access to the motorway network.



TRAIN

0.2 MILE TO GERRARDS CROSS STATION

Gerrards Cross mainline railway station provides access to London Marylebone with a journey time of approximately 45 minutes.



AIRPORT

13 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Gerrards Cross.

GET IN TOUCH



DAN COLLINS

01494 683643

dan@pmcd.co.uk

Owned and managed by:

SORBON
ESTATES

For further information or to arrange an inspection please contact our agent.

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March 2026.

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