

RESTAURANT UNIT FREEHOLD FOR SALE



1,836sq.ft. (170.57sq.m) Approx N.I.A.

Ground floor, 22-24 Oak End Way

Gerrards Cross

Buckinghamshire

SL9 8BR

Outdoor Seating To Front

kemptoncarr.co.uk | Gerrards Cross office 01753 889446



Location

The affluent commuter town of Gerrards Cross is located near to the border of Greater London.

The property is situated in an established restaurant location, with on street parking opposite, to the southern side of Oak End Way, just off the prime retail thoroughfare of Packhorse Road. Oak End Way contains a mix of commercial and residential buildings with nearby occupiers including Waitrose, Blossom Chinese Takeaway, Thai, Maliks, Eaton Practice and JJ Toys.

Gerrards Cross Railway Station is a short walk, with excellent railway links being situated on the Chiltern Railway Line with direct services running from London Marylebone, Birmingham and Aylesbury.

Description

The accommodation is well presented and at ground floor level. Current configuration allows for over 100 covers to include external seating of circa 16 covers.

There is space to the rear of the property for loading to the kitchen.

Gross Frontage	17.28m
Net Frontage	16.15m



Terms

The freehold is offered For Sale at a guide price of £600,000.

Do note that the uppers have been converted to residential and sold off on long leases as follows

Flat 22E - 125 years from 17 Aug 2015

Flat 22D - 125 years from 18 May 2015, 2 designated car parking spaces to the rear.

Ground rent is £100 per annum, per flat.

Business rates

The billing authority is Buckinghamshire Council.

Rateable Value: £39,500

We suggest contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

EPC

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Viewing and further information



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