



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**32, 32a & 32c Station Road
Gerrards Cross, Bucks SL9 8EL**

**HIGH STREET RETAIL INVESTMENT
3 X FULLY LET UNITS (£75,000 PA)**

Summary

- **Properties:** Three retail units, all are self-contained and occupied by three separate tenancies
- **Size & Tenancies:** no.32 (LaVinci) - 693 sq ft | no.32a (Forge Boutique) - 773 sq ft | no.32c (Lark London) - 730 sq ft | (Total = 2,196 sq ft)
- **Income:** £75,000 per annum (each unit let at £25,000 per annum)
- **Use Class:** Class-E (Commercial, Business & Service) including retail
- **Terms:** Virtual freehold interest for sale (999-years) at a peppercorn ground rent
- **Price:** £900,000 (8.3% gross yield)

Description

- **The Building:** Chapters is a contemporary mixed-use development comprising 36 luxury one and two bed apartments, with retail on the ground floor
- **Developer:** Scheme completed by Life Less Ordinary
- **Footfall:** The units benefit from one of the strongest positions on the high street, enjoying consistent footfall generated by nearby prime retailers including Waitrose and Anytime Fitness
- **Likely Buyer:** Local investor or SIPP purchaser seeking secure income in a high-demand, low vacancy high street location



Location

Chapters is prominently located on Station Road in the centre of Gerrards Cross, directly opposite Waitrose and Anytime Fitness,, within immediate proximity to the town's principal retail and service offering.

Gerrards Cross railway station is a short walk away, providing fast and frequent services to London Marylebone in 20 minutes.

The property benefits from excellent road connectivity, with Junction 2 of the M40, Central London and the wider motorway network.

Gerrards Cross is an affluent Buckinghamshire town with a strong local catchment, making it a highly attractive commercial location.





Tenancy Information

No. 32: Let to LaVinci Hair Salon (£25,000 per annum)

Hair and beauty salon trading as La Vinci Hair&Beauty Lounge GX Ltd (10159589) - incorporated in May 2016.

No. 32a: Let to Forge Boutique (£25,000 per annum)

Women's clothing boutique retailers (multi-store independent - x4). Trading as The Forge Boutique Limited (07889887) - incorporated in December 2011.

No. 32c: Let to Lark London (£25,000 per annum)

Gift/card/fashion/lifestyle retailer with an established network of stores (20+). Trading as Fordel Limited (06280133).

Use-Class

The property currently benefits from **Class-E use (commercial, business & service)** following amendments to the Town & Country Planning Order in September 2021.

Units formerly had A1/A2 uses which have now been encompassed within Class E.

Terms

We are inviting offers in the region of **£900,000** for the **virtual freehold interest (999-years)**.

Property is **elected for VAT**, however a **TOGC** can be **applied to the sale**.

CONTACT US

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