

lot 6

10 Packhorse Road, Gerrards Cross  
Buckinghamshire, SL9 7QE

Rent  
£110,000  
per annum  
exclusive

Freehold Retail Investment

- Let to Marks & Spencer plc until 2021
- Highly affluent London commuter town
- Nearby occupiers include W H Smith, Boots, Santander, Costa Coffee and Hamptons International
- Important Rent Review June 2011





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£110,000  
per annum  
exclusive



**Location**

**Miles:** 20 miles west of Central London  
10 miles north-east of Maidenhead  
10 miles south-east of Watford  
**Roads:** M40, M25, A40, A413,  
**Rail:** Gerrards Cross Rail Station  
**Air:** London Heathrow

**Situation**

Gerrards Cross is a highly affluent and attractive London commuter town. The property is situated on the east side of Packhorse Road (B416) close to Gerrards Cross Railway Station. Packhorse Road is the town's main retail thoroughfare with occupiers such as W H Smith, Boots, Santander, Costa Coffee and Hamptons International.

**Description**

The property comprises ground floor retail accommodation and self-contained offices at first floor level. The offices are accessed via a separate entrance at the front of the building. The property benefits from a large forecourt.

**Tenure**

Freehold.

**VAT**

VAT is not applicable to this lot.

**Tenancy and accommodation**

| Floor         | Use                  | Floor Areas (Approx) |                      | Tenant                             | Term   | Rent p.a.x.     | Reviews            |
|---------------|----------------------|----------------------|----------------------|------------------------------------|--|-----------------|--------------------|
| Ground        | Retail and Ancillary | 543.46 sq m          | (5,850 sq ft)        | <b>MARKS &amp; SPENCER PLC (1)</b> | 15 years from 21/06/2006 until 2021 on a full repairing and insuring lease | £110,000        | June 2011 and 2016 |
| First         | Offices              | 98.00 sq m           | (1,055 sq ft)        |                                    |  |                 |                    |
| <b>Totals</b> |                      | <b>641.46 sq m</b>   | <b>(6,905 sq ft)</b> |                                    |  | <b>£110,000</b> |                    |

(1) For the year ending 3rd April 2010, Marks & Spencer plc reported a turnover of £9,536,600,000, a pre-tax profit of £702,700,000 and a net worth of £4,346,400,000. (Source: riskdisk.co.uk 27/04/2011)  
(2) The tenant has sub-let the first floor office at a current sub-rent of £13,500 per annum exclusive. The sublease is outside the security tenure provisions of the Landlord and Tenant Act 1954.

**For further details please contact:**

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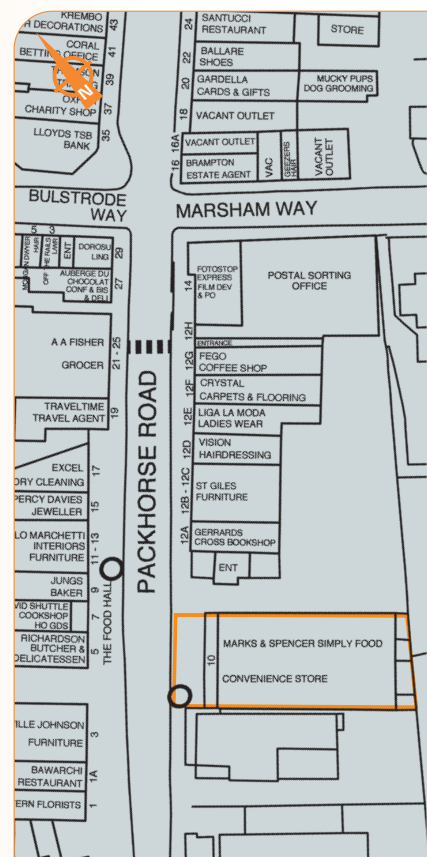
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