

# FOR SALE

£2,500,000 – Freehold

Located on the M40, this investment property spans 0.19 acres. Currently operating as a car wash, this site comes with a covered forecourt area and customer waiting room with further accommodation above. There is also a drive through workshop area measuring 27 x 16 ft and 2 roller shutter door openings.

**VIEWINGS BY APPOINTMENT ONLY**

## Wayside Service Station, Oxford Road, Gerrards Cross SL9 7BB

- ◆ Freehold investment sale
- ◆ Total area of 0.19 acres
- ◆ Located on the A40 between Gerrards Cross and Denham
- ◆ Currently let to a car wash operator (Lease terms to be confirmed)

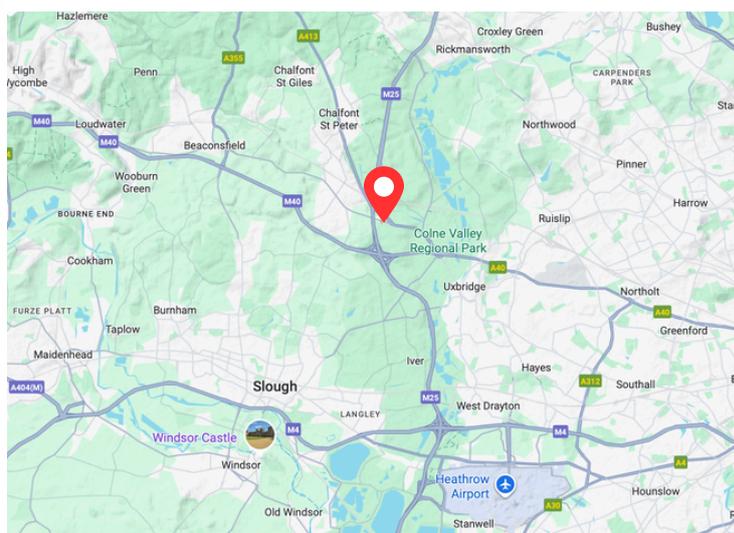
## CONTACT

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Total site area

# 0.19 ACRE

Situated on the A40, this site is located just 1.3 miles from the M40 and 4 miles from the M25 (junction 16).

This section of the A40 has an average annual daily flow of 11,552 vehicles according to the 2024 gov.uk statistics (count point 78130).



**TGE**  
PROPERTY



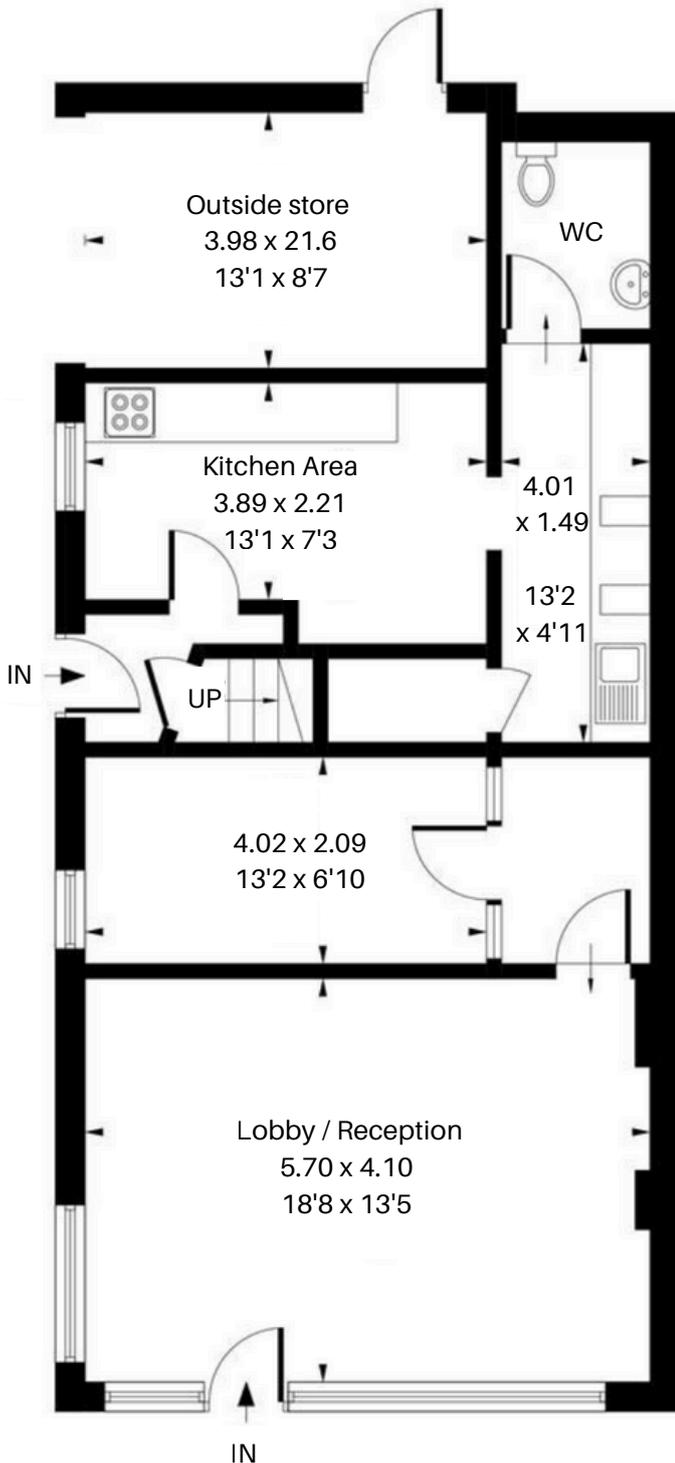
## Current Lease Terms

Annual Rent	Lease Expiry Dates	Original Term
£120,000	Awaiting Confirmation	Awaiting Confirmation

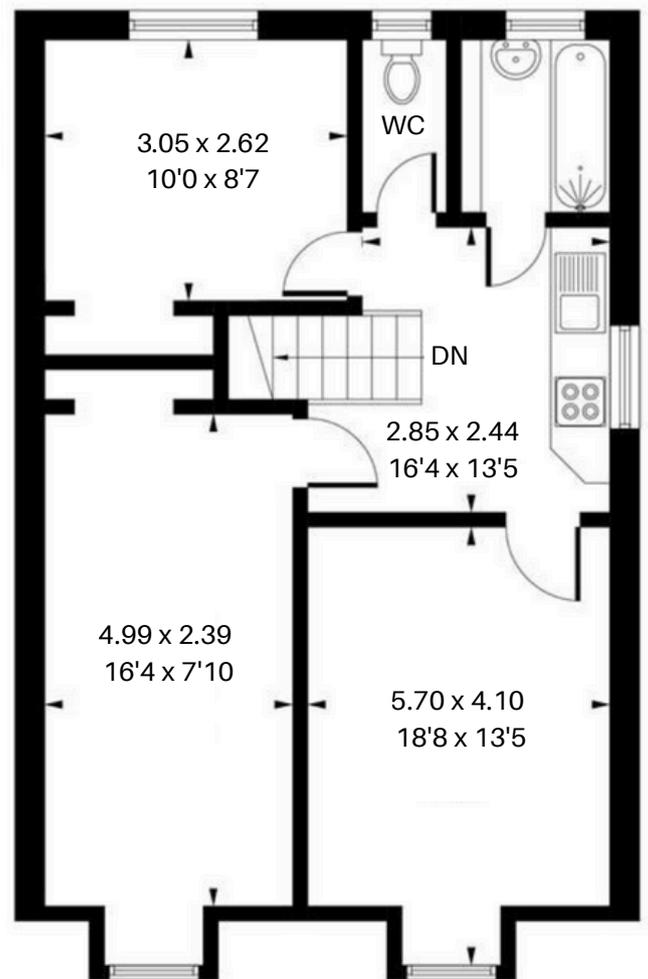
# FLOOR PLAN

## GROUND FLOOR

Aproximate Gross Internal Area =  
124.90 sq m / 1344 sq ft  
(Including outside store)



## FIRST FLOOR



All measurements are approximate and for guidance only.  
This plan is for illustrative purposes only.