



**ERIC**  
SURVEYORS

# A1 SHOP TO LET



39 Sycamore Road

Amersham HP6 5EQ

62.3 sq m | 671 sq ft

## Location

Prime location between Costa and Holland & Barrett;  
Directly opposite M&S Foods and Little Waitrose.

JoJo Maman Bebe, Fat Face, Sueno and Trunk have now  
joined Heidi and Hudson to boost the fashion offer.

Recent investment includes 500 additional multistorey  
spaces and ongoing high street improvements.

Other nearby occupiers include Waterstones, Superdrug,  
Pizza Express, Harris & Hoole, Boots, Clarks, Caffe Nero...

**2 larger prime units shortly available at 49/51 Sycamore Road**

## Accommodation

Internal Width at front      5.68 m | 18 ft 8 in

Shop Depth                      12.19 m | 40 ft 0 in

Sales                              60.29 sq m | 649 sq ft

Rear Ancillary                  2 sq m | 22 sq ft + WC

**Total                              62.34 sq m | 671 sq ft**

**Terms** £27,500 pa; new 10 year lease on FRI terms with 5  
year rent review

**Rates** RV £21,250. Rates Payable 2019/20 estimated at  
£6,956 incl. 1/3 Retail Discount for 2019/20 and 2020/21.

**Legal Costs** Each side to pay their own costs

**EPC** Available on request

## VIEWINGS BY APPOINTMENT ONLY

or for further information *please contact:*



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