

Shop Lease Available

49 Sycamore Road, Amersham Bucks HP6 5EQ



Prominent full height Retail Frontage

Affluent Town

Ample Pay & Display Parking



Location

Amersham is an affluent commuter town in central Buckinghamshire, close to Aylesbury, High Wycombe, Chesham and Hemel Hempstead.

The main commercial district centres around the Old Town and Sycamore Road with Waitrose and M & S food stores. In addition to which is a range of both multiple and independent retailers including, Costa Coffee, Boots Optician, Café Nero, Holland and Barratt, Sandander and a weekly market.

There are ample public parking both on street pay and display with the first hour free and off street parking close by.

The subject property is located next to Santander and opposite Waitrose.

Description

The property comprises a ground floor look up shop with a frontage to the High Street. The property has the following approximate dimensions and areas.

Dimensions and Areas

Frontage	18ft 10in	5.73 m
Maximum Depth	17ft 6 Ins	5.33
Ground Floor Shop	329sq.ft.	30.62 sq.m.

Lease

There is an existing lease from 24th November 2011 and commencing on the same day for a term of 9 years expiring on 28th December 2020.

Rent £15,000

Premium £10,000

Rates

The current Rateable Value is £13,500 with rates payable estimated at £7,689 in the year commencing April 2017.

EPC Rating To be confirmed

Costs

The parties will be responsible for their own legal costs.

Inspections

Arranged through agents

Julian Lewis & Co. 020 8445 8808

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