

4 SYCAMORE ROAD AMERSHAM

HP6 5DT

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*100% Prime Location - Available Immediately
Suitable for a Range of Uses*

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Retail Opportunity
TO LET

LOCATION

Amersham is a market town in Buckinghamshire, in the Chiltern Hills, 27 miles north west of London and part of the London commuter belt.

The mainline and underground station is located within a short walking distance, with regular services to London Marylebone. The M40 and M25 motorways are within easy reach via the A404 and A413.

The property is situated in a very prominent location on Sycamore Road, at the roundabout junction with Hill Avenue.

Sycamore Road is the main retailing pitch in Amersham, situated between Temptation Gifts and Entertainer.

Other nearby retailers include Loungers, Pizza Express, Waitrose, M&S and Boots.



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DESCRIPTION

The former bank premises is arranged over ground floor only.

The landlord is planning to redevelop the first floor to residential apartments, with access being provided from the corridor to the right-hand side of the ground floor.

The ground floor comprises of an open plan sales area with a rear bank vault area. Floor plans are available upon request.

Public car parks and street parking are all available.

ACCOMMODATION

The premises comprise the following floor areas:

Gross frontage	10.90 m	35 ft 9 ins
	Size Sq.m	Size Sq.ft
Ground Floor	173	1,862



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TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

Rent upon application.

EPC

Further details available upon request. D 78.

BUSINESS RATES

The Rateable Value is to be reassessed.

For rates payable please refer to the Local Charging Authority, Buckinghamshire Council - 0300 131 6000.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.

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