

# PRIME RETAIL PREMISES - TO LET



## Busy location close to Amersham Train Station

2 Sycamore Place, Hill  
Avenue, Amersham,  
HP6 5BG



### Location:

Prominent retail premises located in the centre of Amersham, between Tesco Express and Subway, and directly adjoining The Post Office.

The property is in a busy trading location with off street public car parking available directly outside. Amersham Train Station is within a short walking distance.

Other well-known occupiers in the town include Costa Coffee, Metro Lounge, Waterstones, Marks and Spencer and Waitrose.

### Description:

Ground floor retail premises comprising the following approximate floor area

Ground Floor	780 sq ft
<b>Total</b>	<b>780 sq ft</b>

### Lease:

New lease to be agreed.

### Important notice

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Rent:

£25,000 pax + VAT.

### EPC:

D 82

### Rates:

The Valuation Office Agency website shows a rateable value of £14,250. Interested parties are advised to seek independent advice on the rates payable.

### Legal costs:

Each party to bear their own professional costs.

### Viewing:

For further information or an appointment to view, please contact Connor Harrington on: 01494 689 604 [ch@jaggardmacland.co.uk](mailto:ch@jaggardmacland.co.uk) or contact Bill Harrington on 01494 689 602 [bh@jaggardmacland.co.uk](mailto:bh@jaggardmacland.co.uk)

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