

# PROMINENT RETAIL UNIT - TO LET



## New Flexible Short-term Lease available

**Montague House, 23  
Woodside Road,  
Amersham, HP6 6AA**

### Location:

Set on a busy retail parade just off Sycamore Road, the main high street of Amersham. Montague House provides a large roadside retail frontage facing Woodside Road.

The property is in a prominent position and within a 10 minute walk of Amersham Train Station (Metropolitan and Chiltern Lines to Marylebone in under 40 mins).

Amersham has attracted many well-known occupiers include Waitrose, Marks and Spencer Simply Food, WH Smiths, Costa Coffee and Metro Lounge.

### Description:

The property comprises ground floor and part 1<sup>st</sup> floor accommodation with storage, goods lift, loading bay, and part 1<sup>st</sup> floor office space providing the following approximate areas.

Ground Floor Retail	3,192 sq ft
Ground and part 1 <sup>st</sup> floor – Stores, offices and loading bay	1,762 sq ft
<b>Total</b>	<b>4,954 sq ft</b>

### **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.

## Tel: 01494 677755



### Rent:

£72,000 pax.

### Lease

Available on a short-term lease.

### EPC:

D 89

### Parking

Forecourt parking to front of property.

### Rates:

RV £54,283 – RP £27,358 – Please confirm on VO website.

### 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 Bill Harrington on 01494 689 602 [bh@jaggardmacland.co.uk](mailto:bh@jaggardmacland.co.uk)

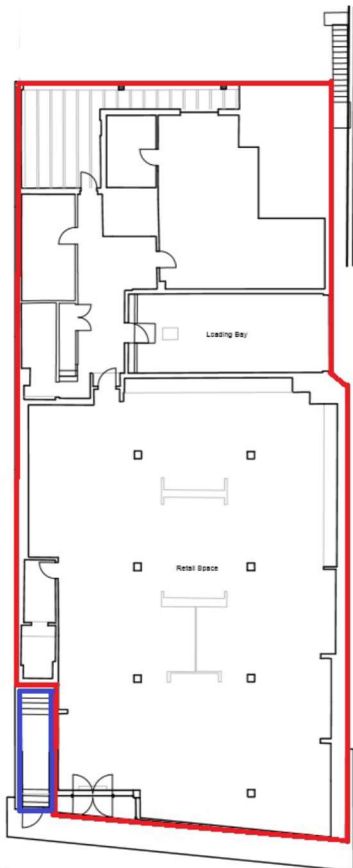
Updated Oct-21

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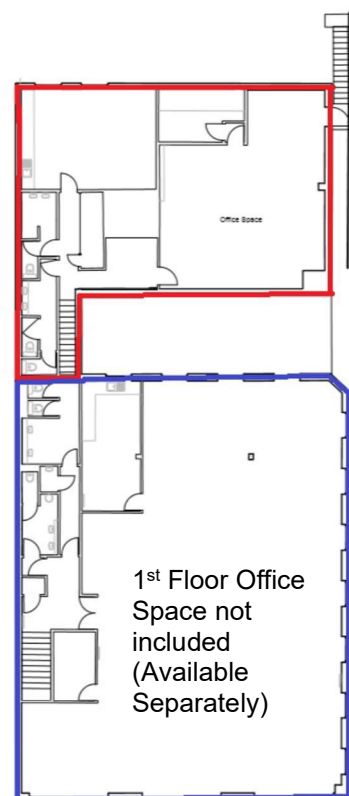
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# PROMINENT RETAIL UNIT - TO LET



Existing Ground Floor Plan



Existing First Floor Plan

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