

# ATTRACTIVE GRADE II LISTED BUILDING – TO LET/FOR SALE



**Prime location close to Amersham town centre**

**7 The Pheasant,  
Pheasant Close,  
Amersham, HP6 6FU**



**Location:**

Located in the affluent town of Amersham with good communications. Situated 6 miles from the M25, 8 miles from the M40 and within walking distance of Amersham Train Station and Town Centre. Providing a great location for a wide variety of occupiers.

The property is located on Pheasant Close, just off Plantation Road, and part of the Former Pheasant Public House Development.

Local occupiers include Waitrose, Marks and Spencer Simply Food, WH Smiths and Metro Lounge.

**Description:**

Recently refurbished ground floor commercial premises, with two wc's and a self-contained rear garden, giving the following approximate areas:

Ground Floor	614 sq ft
<b>Total</b>	<b>614 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.

**EPC:**  
C 55

**Parking:**  
Two designated car parking spaces.

**Rent:**  
£15,540 pax + VAT.

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

Updated Oct-21

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