

PROMINENT COMMERCIAL & RESIDENTIAL FREEHOLD FOR SALE OIRO: £800,000



Development Potential Vacant Retail Unit Two Maisonettes Workshop and Parking

4,006 ft² (372.14 m²)

4 Sycamore Road, Grimsdells
Corner, Amersham, HP6 5EL

Location:

This property is located in Amersham, a market town in Buckinghamshire. Grimsdells Corner is 1 mile from Amersham train station. Amersham station provides services on the Chiltern Line and London Underground allowing access to the City of London and Aylesbury. The site is 5.5 miles from junction 18 of the M25 allowing access to London as well as other UK major motorways.

Description:

The property comprises two sections, the first comprising two self-contained retail units and two flats providing accommodation over two floors. One of the flat offers 3 bedrooms and the other two. Both flats require complete modernisation.

The second section is a small single-story brick built industrial unit previously used for tyre repairs.

The site offers a forecourt with 5 parking spaces.

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.

VACANT POSSESSION PROVIDED



EPC:

An Energy Performance Certificate with a rating of D

Legal Costs:

Each party to bear their own professional costs

Viewing:

For further information or an appointment to view, please contact Natalie Chiku or Steven Macdermott

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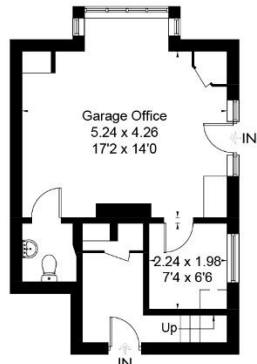
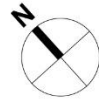
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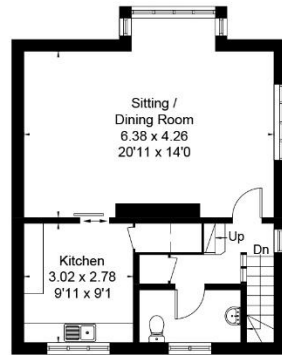
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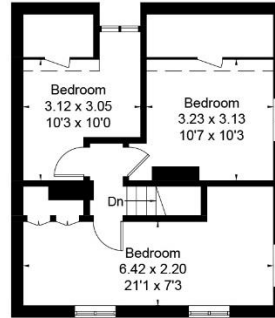
Approximate Area = 137.0 sq m / 1475 sq ft
 Retail Unit = 178.5 sq m / 1921 sq ft
 (Excluding Courtyard Passageway)
 Outbuilding = 97.6 sq m / 1050 sq ft (Including Garages)
 Total = 413.1 sq m / 4446 sq ft
 Including Limited Use Area (12.0 sq m / 129 sq ft)



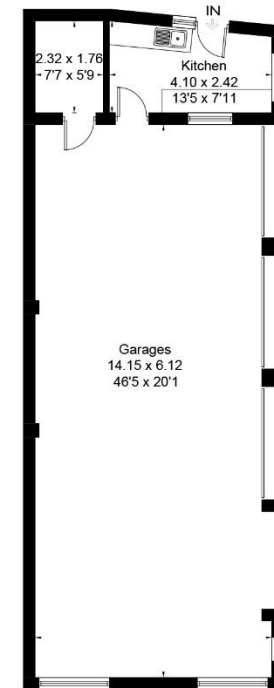
Ground Floor



First Floor

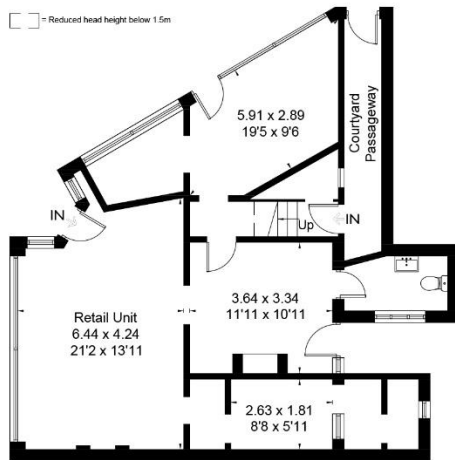


Second Floor

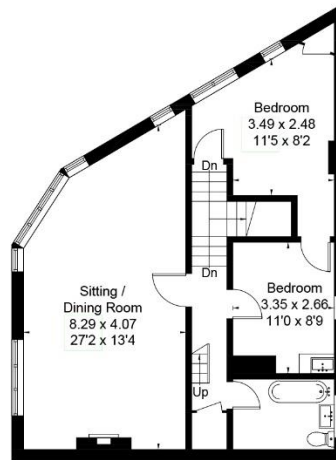


(Not Shown In Actual Location / Orientation)

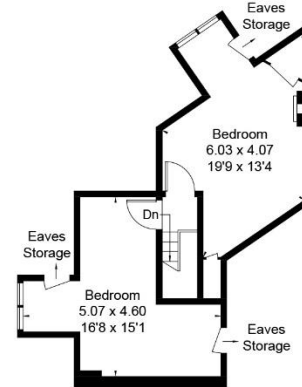
□ = Reduced head height below 1.5m



Retail Unit - Ground Floor



Retail Unit - First Floor



Retail Unit - Second Floor