



**ERIC**  
SURVEYORS

# Prime Shop To Let



**42 Sycamore Road  
Amersham HP6 5DR**

*110 sq m | 1,193 sq ft*

# 42 Sycamore Road, Amersham HP6 5DR

## Location

Strong trading position between M&S Foods and Little Waitrose. At the hub of WHSmith, Boots, Robert Dyas, Superdrug, COSTA, Waterstones, Fat Face, Card Factory, Holland & Barrett, Between The Lines, Caffe Nero, Specsavers and attractive independents.

Amersham is a bustling and affluent town sought after by occupiers benefiting from from multi-storey and surface car parks, easy access to the M25 and M40 as well as fast National Rail to Marylebone and Met line to the City.

## Accommodation

Gross Frontage 5.23 m including return for signage to face M&S and Boots.

Internal Width 4.7 m | 15 ft 8 in

Built Depth 25.64 m | 84 ft 1 in

**Ground Floor 110.85 sq m | 1,193 sq ft**

Rear yard with covered bin store. Additional storage/ outside space.

## Terms

New 10 year lease @ £40,000 pa on FRI terms with 5 year rent review

## Rates

Rateable Value £ 26,250.

Rates Payable '24/25 c.£13,125; although likely to qualify for 75% [Retail/RHL discount](#)

**Legal Costs** Each side to pay their own costs

**EPC** Rating B

**AML** Checks will be made to comply with Anti Money Laundering Regulations



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**VIEWINGS BY APPOINTMENT ONLY**  
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