



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
or for further information *please contact:*

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These particulars are provided as a general guide only and all details should be checked independently. Subject to contract. No representation or warranty is intended to be made or given by these particulars.



BOS
HAIR AND BEAUTY

Sycamore

HEIDI AND HUDSON



sueño

KOYO 紅葉 JAPANESE TAPAS BAR

a little street kitchen



JoJo Maman Bébé



The Ottoman BARBER & BARISTA

LOUNGERS

THE BEECH HOUSE AMERSHAM

THE RECORD SHOP

Temptation Established 1983

eleven cafe & wine bar



WHSmith EST. 1792

W WATERSTONE'S

SMOKY BOYS BBQ AND GRILL HAUS

between the lines



CAFFÈ NERO



TESCO express

TOM YUM



M&S FOODHALL

Holland & Barrett

Boots

FATFACE UNITED KINGDOM



Card Factory

Superdrug

