



PMCD RETAIL

SHOPS & RESTAURANTS



NEW CLASS E INSTRUCTION – AMERSHAM –
NEAR THE BEECH HOUSE AND METRO
LOUNGE BAR & RESTAURANTS AND CLOSE TO
THE MAINLINE/UNDERGROUND TRAIN
STATION

TO LET 871 SF sf (80.9 sm)

22 HILL AVENUE, AMERSHAM HP6 5BW

- STREET PARKING NEARBY
- CAN ACCOMMODATE A RANGE OF USES WITHIN USE CLASS E.
- GROUND & FIRST FLOORS
- CURRENTLY ARRANGED AS A MIX OF OPEN PLAN AND CELLULAR AT GROUND FLOOR PLUS 4 ROOMS AT FIRST FLOOR
- SHORT WALK FROM UNDERGROUND AND MAINLINE TRAIN STATION

LOCATION

The shop is situated on the west side of Hill Avenue, close to the junction with Sycamore Road (the main High Street in Amersham) with 1 hour lay-by parking in front (Mon-Sat 8.00 am to 6 pm) and street parking opposite.

The town is host to a good mix of multiple and independent traders, eateries and coffee shops. The Mainline and Underground train station is located within a short walk with services to London Marylebone and Baker Street and Aldgate stations. The M40 and M25 motorways are within easy reach via the A404 and A413.

Public car parks and street parking are all close at hand.





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Your contact for this property

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DESCRIPTION

A well-located two storey property, previously occupied as solicitors offices, providing a mix of open plan and cellular accommodation with kitchenette and WC at ground floor plus 4 rooms, store, kitchenette and wc at first floor. The premises benefit from Use Class E enabling a range of uses including retail, professional services, offices, clinics/ treatments, coffee shops, eateries and leisure. The property has the following approximate floor areas:

G/F	48.3 m ² (520 ft ²) plus WC
F/F:	32.6 m ² (351 ft ²) plus WC
Total:	80.9 m² (871 ft²) plus WCs

TERMS

We are instructed to market a new lease for a term to be agreed at a rent of £24,000 per annum exclusive of business rates, building insurance, utilities, and VAT (if applicable).

EPC

Rating E (114)

BUILDING INSURANCE

To be advised.

VAT

VAT is not currently payable on the rent.

BUSINESS RATES

We understand the 2026 Rateable Value is £22,250

Rateable Multiplier for tax year 2026-2027 assuming Retail, Hospitality or Leisure Use: 38.2 p (or 43.2 p for non RHL uses) = rates payable of approx £8,500 (or £9,612 for non RHL uses).: NB. Please obtain confirmation of rates payable from Buckinghamshire Council – 01895 837540.

ATTENTION TO RETAIL

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VIEWING

Strictly by appointment through the sole agents:

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Regulated by RICS 