

SUITABLE FOR A
RANGE OF USES,
SUBJECT TO
PLANNING

TO LET RETAIL UNIT

MONTAGUE HOUSE
WOODSIDE ROAD, AMERSHAM, HP6 6AA

7,502 sq ft (697 sq m) NIA

KEY INFORMATION

Area: **sq ft NIA:** **sq m NIA:**

Ground	3,864	359
First	3,638	338
Total	7,502	697

Rent: POA

Service Charge: Upon request

Rateable Value: To be reassessed

Lease: The premises are available on a new lease direct from the landlord

Legal Fees: Each party to bear their own costs

Class: E Use

EPC: C 67

DESCRIPTION

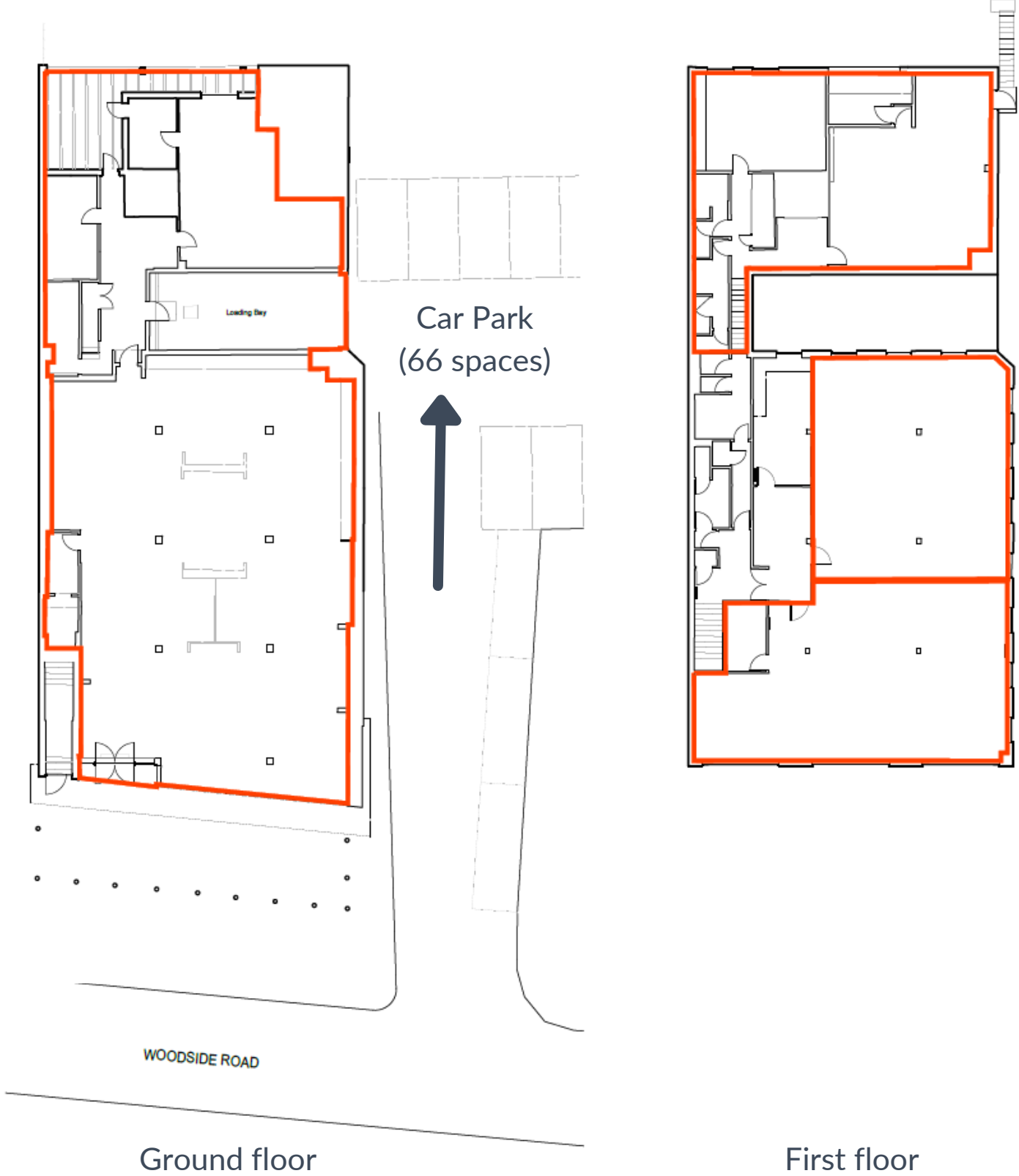
An opportunity to secure a well-positioned class E unit in the heart of Amersham. Benefitting from a prominent retail frontage, the property offers excellent visibility and strong potential to capture passing trade.

Internally, the space comprises a bright, open plan sales area with modern LED lighting, creating an inviting environment that can be easily tailored to suit a variety of occupiers. A suspended ceiling is currently in place but can be removed if required, offering further flexibility to adapt the space to your brand and operational needs.

The unit is well-equipped to support both front and back-of-house operations, including dedicated storage and stock rooms, a staff kitchen, and WC facilities. A roller shutter loading bay provides convenient access for deliveries, while a three-phase power supply ensures the unit can accommodate a wide range of commercial uses.

FLOOR PLAN

Existing plan







Map Data: Google My Maps

- 1 Chilterns Lifestyle Centre
- 2 Pets Corner
- 3 Sycamore Road Car Park
- 4 FatFace
- 5 Little Waitrose
- 6 M&S Foodhall
- 7 Pizza Express
- 8 Amersham Multi Storey Car Park

LOCATION

Amersham is a thriving market town in Buckinghamshire, nestled within the beautiful Chiltern Hills. Located just 27 miles north-west of London, it forms part of the highly sought-after London commuter belt, making it an attractive destination for businesses, residents and visitors.

The property benefits from access to a 66-space car park adjacent to the building and is also within a short walk of a large public car park offering a further 280 spaces.

Amersham is home to an excellent mix of independent boutiques, cafés, bars and restaurants, alongside a range of well-known national brands, including:





CAR

5.5 MILES TO J18 OF M25

The M25 and the M40 are in close reach of Amersham.



TRAIN

0.4 MILES TO AMERSHAM STATION

Walk to Amersham station in under 10 minutes with regular Overground and Underground services into London.



AIRPORT

20.5 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Amersham.

GET IN TOUCH

For further information or to arrange an inspection please contact our agent.



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Please note that all images, including computer generated images, are for illustrative and indicative purposes only and furniture is not included with the lease.

August 2026

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