



PMCD RETAIL

SHOPS & RESTAURANTS

CONCESSION OPPORTUNITY IN AMBERS OF AMERSHAM



CORNER POSITION FACING STATION ROAD
ROUNABOUT – PART OF AMBERS OF OLD
AMERSHAM – CONCESSION SPACE FOR
COMPLIMENTARY OFFERING

TO LET ON FLEXIBLE LICENCE *458 sf (42.5 sm)

* More space could be made available if required
PART GROUND FLOOR, AMBERS, THE MILLSTREAM,
LONDON ROAD, AMERSHAM HP7 9DA

- LARGE CUSTOMER CAR PARK
- CONCESSION IN 60 YEAR OLD FASHION BUSINESS WITH COFFEE SHOP AND HAIR SALON
- GRADE II LISTED BUILDING
- FRONTAGE TO STATION ROAD ROUNABOUT
- OPPOSITE PROPOSED NEW ALDI STORE
- SHARED USE OF WELFARE FACILITIES
- OCCUPATIONAL LICENCE AVAILABLE

LOCATION

The iconic Grade II Listed property and 60 year established ladieswear department store is located on the eastern edge of town, at the corner of Station Road leading to Amersham on the Hill, close to the large Tesco superstore and petrol filling station and opposite the proposed new Aldi store under construction.

Ambers of Amersham offers a range of ladieswear, hair and beauty and a coffee shop in an attractive, period department store environment.

Old Amersham is host to a good mix of multiple and independent traders, eateries and coffee shops and the mainline train station and underground is located approx 1 mile away in Amersham on the Hill.



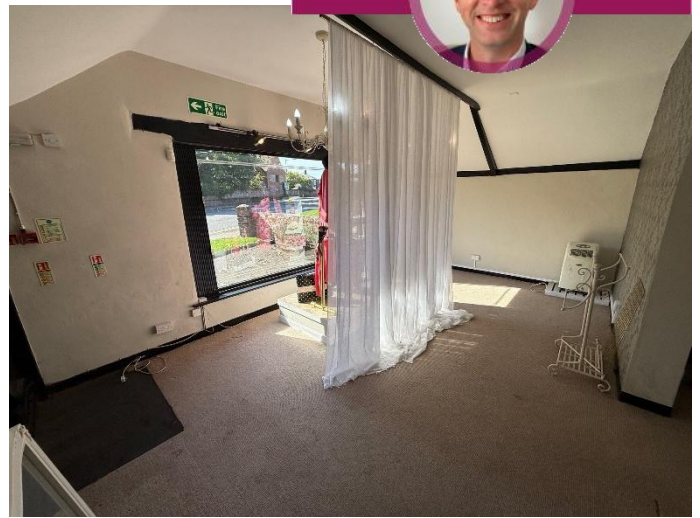


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Your contact for this property

DAN COLLINS
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DESCRIPTION

The available area is located on the ground floor just off the main entrance to the Ambers store with frontages to Station Road and London Road. This is an opportunity to take space within Ambers of Amersham on flexible terms as a "concession" arrangement accessed from the Ambers shop floor and with shared use of staff welfare facilities. The accommodation is approx 458 ft² (42.5 m²) plus use of welfare areas and integration with the whole Ambers store. Additional or alternative space can be made available on terms to be agreed.

TERMS

We are instructed to offer an occupational licence on flexible terms at £2,000 pcm inclusive of utilities, building insurance, service charge, and business rates.

VAT

VAT is not currently payable on the licence sums.

VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG
01494 680000
www.pmcd.co.uk



ATTENTION TO RETAIL

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