





**29 Sycamore Road, Amersham, HP6 5EQ**

## TO LET / FOR SALE

### Summary

- Service charge: n/a
- Size: 771 sq ft
- Rent: £35,000 per annum
- Price: Offers in the region of £610,000
- Rates payable: £10,920 per annum
- Rateable value: £22,750
- EPC: C (59)

### Further information

- [View details on our website](#)
- [Microsite](#)

### Viewings and Further Information



James Garvey  
07471996320  
jg@chandlergarvey.com



Neave DaSilva  
07827 908926  
nds@chandlergarvey.com

[www.chandlergarvey.com](http://www.chandlergarvey.com)



### Specification

- Planning granted for first floor extension: Application no. PL/26/02356/FA
- Prominent frontage
- Small Office/Packing area
- Air Conditioning and LED lighting

### Description

The property comprises a single-storey terraced retail unit situated between a Clarks and Sueno Boutique. The shop benefits from a suspended ceiling running through it with recessed LED lighting and air-conditioning units. At the rear of the shop there is a small office/packing area with a storage cupboard & WC. Further beyond that there is a 'lean to' structure offering additional storage.

### Location

Amersham is an affluent Chiltern town with Underground and National Rail services to London.



The property is situated in a prime location within the main retail centre of Sycamore Road with an array of both national and local operators. Other nearby occupiers include Costa, Clarks, M&S Foods, Little Waitrose & Boots Pharmacy.

### VAT

Applicable

Floor plan



