



ERIC
SURVEYORS

Prime Shop To Let



**67 Hill Avenue
Amersham HP6 5BX**

*60 sq m | 640 sq ft
(Plentiful Desserts due to close)*

67 Hill Avenue, Amersham HP6 5BX

Location

Amersham is a busy and affluent town benefiting from multi-storey and surface car parks, fast Chiltern Line and TfL services and the new £36m Chiltern Lifestyle Centre.

Between Heidi & Hudson and Metro Lounge so prominent on the main roundabout for all traffic linking Beaconsfield/High Wycombe with Berkhamsted/Chesham.

Convenient for the Station on Hill Avenue and the main shops of Sycamore Road including M&S Foods, Boots and The Entertainer.

Accommodation -

Total GF: c. 60 sq m | c. 640sq ft

Presently laid out as	Front Sales:	c. 34 sq m c. 363sq ft
	Rear Sales:	c. 18 sq m c. 195sq ft
	Rear Store:	c. 6 sq m c. 68sq ft

Terms

New 10 year lease on FRI terms with 5 year rent review.

Rent

£25,000pa exclusive

Rates

Rateable Value - £16,000

Rates Payable 2023/2024: c.£6,750 if Relief is applicable

Legal Costs Each side to pay their own costs

EPC Available on request



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VIEWINGS BY APPOINTMENT ONLY
or for further information *please contact:*

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