



**ERIC**  
SURVEYORS

# Prime Shop To Let



**47 Hill Avenue  
Amersham HP6 5BX**

*60 sq m | 640 sq ft*



47 Hill Avenue, Amersham HP6 5BX



M&S  
FOODHALL

CAFFÈ  
NERO

WHSmith  
EST • 1792

W  
WATERSTONE'S



KOYO 紅葉 JAPANESE  
TAPASU BAR



TESCO  
express



between  
the lines

Specsavers

JoJo Maman Bébé

B THE BEECH  
HOUSE  
AMERSHAM



WAITROSE  
& PARTNERS



LOUNGERS  
Holland & Barrett

Boots

FATFACE  
UNITED KINGDOM



Card Factory

Superdrug





## Location

Prime location between Beech House and Metro Lounge on Hill Avenue - situated between the Station and the main shops including M&S Foods and Little Waitrose, with parking directly outside.

Amersham is a bustling and affluent town sought after by occupiers that is thriving due to increased local activity.

Recent openings include Specsavers, KOYO Sushi, SPIGA Deli, Nena Craft Bakery, KFC and the £36m Chiltern Lifestyle Centre. Amersham benefits from multi-storey and surface car parks as well as fast National Rail and TFL services.

## Accommodation - See Plan overleaf.

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

Comprising: 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

One Car Space

## Terms

New 10 year lease, or longer, with 5 year reviews on FRI terms

## Rent

£20,000pa

## Rates

Rateable Value - £14,750

Rates Payable 2022/2023: c.£6,750 (Note a further 50% [Retail/RHL discount](#) is available for 2022/2023)

**Legal Costs** Each side to pay their own costs

**EPC** Available on request



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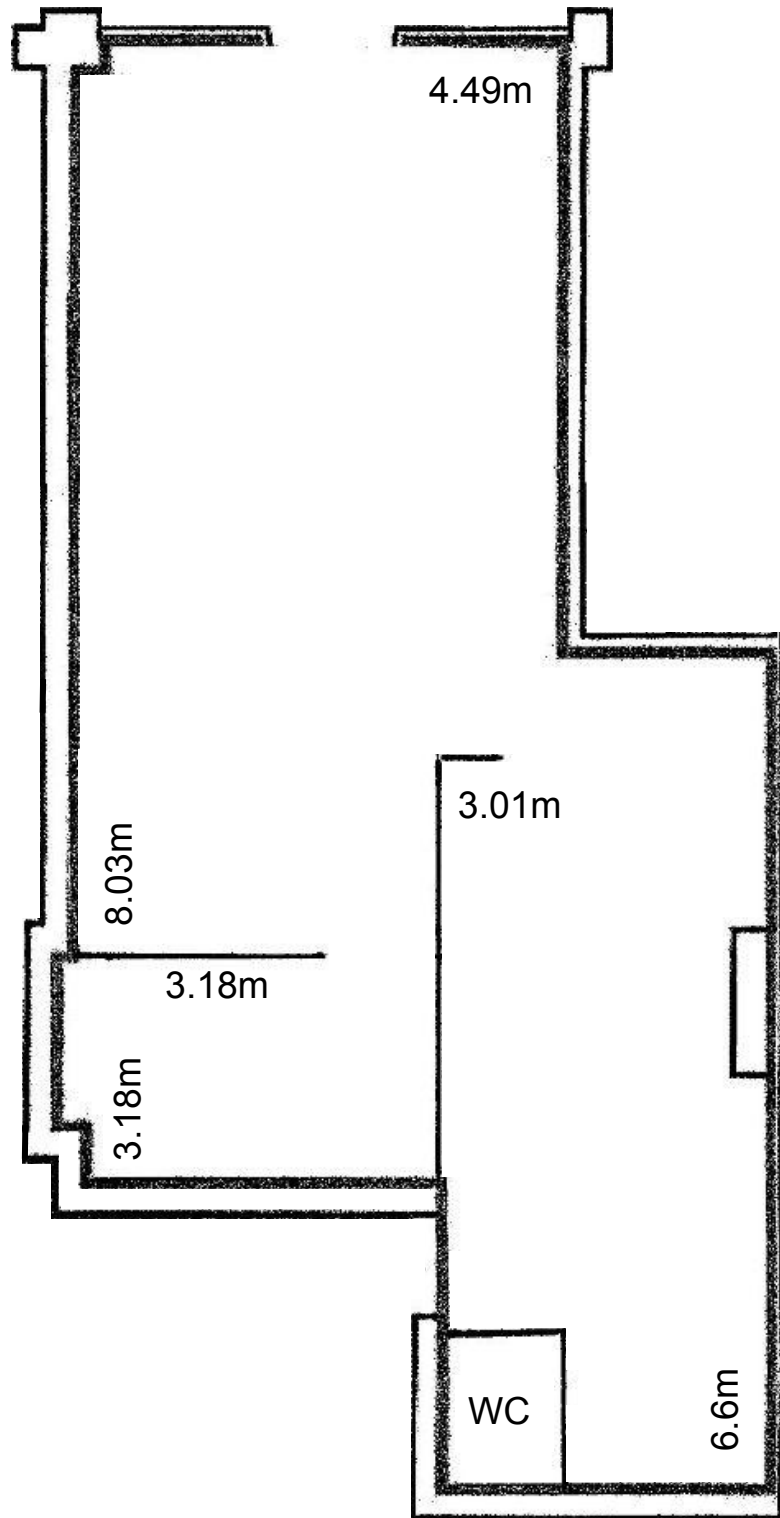
## VIEWINGS BY APPOINTMENT ONLY

or for further information *please contact:*

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***47 Hill Avenue, Amersham HP6 5BX***



# Hill Avenue

41  
▼

45  
▼

47  
▼

Shop

Shop

Shop

Fire Escape Route

WC

