

Amersham

**35 & 37 Sycamore Road
Buckinghamshire
HP6 5EQ**

- **Well Located Freehold Shop Investment and Vacant Residential**
- Coffee shop let to Costa Limited until 2023 (1)
- Vacant possession of three bedroom maisonette above
- Affluent Buckinghamshire commuter town with London Underground station
- No VAT applicable
- Shop Rent Review 2018
- Total Current Rents Reserved

£52,500 pa
Plus Vacant Possession of Three Bedroom Maisonette Above

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Amersham, population 18,000, is an attractive and prosperous London commuter town located on the edge of the Chiltern Hills, 27 miles north-west of Central London, 7 miles north-east of High Wycombe and 11 miles east of Watford. The area is well served by road with the A404 and A413 giving direct access to the M40 and M25 respectively. The town is also served by London Underground (Metropolitan Line) and Chiltern Railways Mainline Station to London Marylebone (42 minutes).

The property is situated on the northern side of Sycamore Road, the principal shopping street in the town centre. Occupiers close by include Marks & Spencer (opposite), WH Smith, Greggs, Boots, Pizza Express, TSB, Barclays, Clarks Shoes, Holland & Barrett and Waitrose.

Description

The property is arranged on ground and two upper floors to provide a ground floor coffee shop with office, WC's and ancillary accommodation to the rear, together with a three bedroom self-contained maisonette above which is separately accessed from the front and rear via two external stairwells. The property benefits from a yard to the rear allowing car parking for 3 cars.

VAT

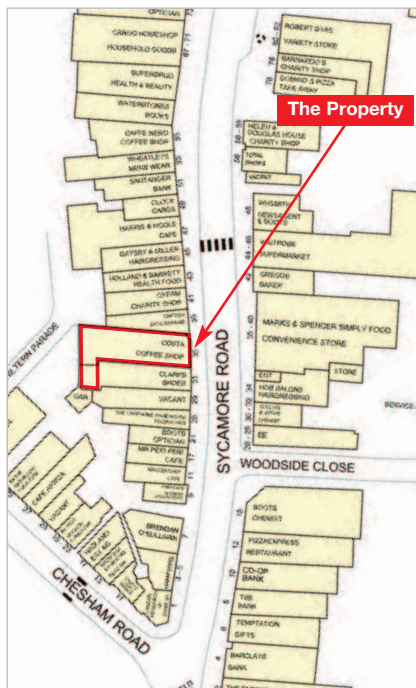
VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

Shop EPC Rating 84 Band D (Copy available on website).
Flat EPC Rating 18 Band G (Copy available on website).



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Costa Limited (1)	Gross Frontage 8.05 m (26' 5") Net Frontage 7.35 m (24' 2") Shop Depth 17.00 m (55' 9") Built Depth 20.75 m (68' 1") Ground Floor Sales (including entrance area) 123.00 sq m (1,323 sq ft) Ground Floor Ancillary 16.00 sq m (172 sq ft) Ground Floor WC's 6.40 sq m (68 sq ft) Total 145.40 sq m (1,563 sq ft)	10 years from 19.12.2013 (2) Rent review in the fifth year Effectively FR & I	£52,500 p.a.	Rent Review 2018
First & Second	Vacant	First & Second Floor Maisonette – Four Rooms, Kitchen, Bathroom and WC	–	–	–

- (1) No. of branches: 1,755 UK and 1,106 internationally. Website address: www.costa.co.uk
For the year ended 28th February 2013, Costa Limited reported a turnover of £552.959m, a pre-tax profit of £93.927m, shareholders' funds of £248.020m and a net worth of £243.951m. (Source: riskdisk.com 03.11.2014.)
(2) The lease contains a tenant's option to break at the end of the sixth year on payment of £13,125.

Total £52,500 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms L Moncur, Land Law LLP. Tel: 0161 925 4632 e-mail: lmoncur@land-law.co.uk

