



Tenure

Freehold.

Location

Amersham 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 southern side of Sycamore Road, the principal shopping street in Amersham, where there is a weekly street market every Tuesday.

Occupiers close by include Marks & Spencer Simply Food, Boots, Pizza Express, Lloyds, TSB, Barclays Bank and Waitrose.

Description

The property is arranged on ground floor only to provide a single storey shop, which benefits from a rear garden.

The property provides the following accommodation and dimensions:

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Gross Frontage	6.85 m	(22' 6")
Net Frontage	5.50 m	(18' 0")
Shop and Built Depth	31.95 m	(104' 9")
Ground Floor	203.75 sg m (2	2.193 sa ft)

Tenancy

The entire property is at present let to MAGNET LIMITED (guaranteed by Nobia Holdings UK Limited), for a term of 10 years from 17th October 2016 at a current rent of £67,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) There is a tenant's break option at the end of the fifth year of the term.

Tenant Information

No. of Branches: 200+.

Website Address: www.magnet.co.uk

For the year ended 31st December 2016, Magnet Limited did not report a turnover, but reported a pre-tax profit of £500,000, shareholders' funds and a net worth of £34.86m. (Source: Experian 05.01.2018,)

For the year ended 31st December 2016, Nobia Holdings UK Ltd reported a turnover of £431.5m, a pre-tax profit of £27.8m, shareholders' funds of £132.5m and a net worth of £96.7m. (Source: Experian 10.01.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

10 Sycamore Road Buckinghamshire HP6 5DR

Amersham



- Single storey shop let to Magnet Limited (with guarantee from Nobia Holdings UK Ltd)
- Affluent Buckinghamshire commuter town with London Underground station
- Lease expires in 2026 (1)
- Current Rent Reserved

£67,500 pa

SIX WEEK COMPLETION AVAILABLE



