



## PMCD RETAIL

SHOPS & RESTAURANTS



PRIME SHOP – OLD AMERSHAM – NEXT TO  
CREW CLOTHING, CLOSE TO MODA IN PELLE  
AND PHASE EIGHT

TO LET 641 sf (59.5 sm)

I THE BROADWAY, AMERSHAM HP7 0HL

- STREET PARKING OUTSIDE
- GRADE II LISTED
- CAN ACCOMMODATE A RANGE OF USES WITHIN NEW USE CLASS E.
- 75% BUSINESS RATES DISCOUNT UNTIL APRIL 2025 (SUBJECT TO STATUS)

### LOCATION

The two storey, Grade II Listed property is located on the North side of the Broadway in a prime position next to Crew Clothing with adjacencies including The Grocer, Moda in Pelle and Phase Eight.

The town is host to a good mix of multiple and independent traders, eateries and coffee shops.

A large Tesco superstore and petrol filling station are located on the eastern edge of the town.





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Your contact for this property

DAN COLLINS  
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### DESCRIPTION

The shop consists of ground floor sales incorporating exposed beams and spot-lighting, with first floor suitable for sales, office and staff areas plus wc. The premises benefit from Use Class E enabling a range of uses including retail, professional services and offices. The property has the following approximate floor areas:

<u>First floor:</u>	26	m <sup>2</sup>	(280 ft <sup>2</sup> )
<u>Ground floor:</u>	33.5	m <sup>2</sup>	(361 ft <sup>2</sup> )
<b>Total:</b>	<b>59.5</b>	<b>m<sup>2</sup></b>	<b>(641 ft<sup>2</sup>)</b>

### TERMS

We are instructed to market a new lease for a term to be agreed at a rent of £32,500 per annum exclusive of business rates, building insurance, utilities, and VAT (if applicable).

### EPC

Rating D (94)

### BUILDING INSURANCE

We understand last year's Building insurance premium was approx. £1,420 pa.

### VAT

VAT is not currently payable on the rent.

### BUSINESS RATES

We understand the 2023 Rateable Value is £20,250

Rates Payable for tax year 24/25: approx. £10,105 although there is a 75% Discount for this tax year for qualifying businesses; rates could therefore be approx. £2,530. NB. Rates discounts can be amended by Government from time to time. Details on application or from Buckinghamshire Council – 01895 837540

### ATTENTION TO RETAIL

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### VIEWING

Strictly by appointment through the sole agents:

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