



## PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



**CLASS E RETAIL/OFFICE AND FI(a)  
EDUCATION PREMISES WITH CAR PARK**

**TO LET** From 821sf (76sm) to  
1,714sf (159sm) plus garage/store

**3-5 THE BROADWAY, OLD  
AMERSHAM HP7 0HL**

- **CAR PARK FOR 5 CARS+**
- **STREET PARKING  
OUTSIDE**
- **EXPOSED BEAMS**
- **SPOT LIGHTS**

### LOCATION

The two storey, Grade II Listed property is accessed off, and located on the north side of the Broadway, behind Crew Clothing and overlooking the memorial gardens.

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

Old Amersham is an attractive location and benefits from good road and rail links. Junction 2 of the M40 is 5 miles away and provides access to the M25 and the rest of the national motorway network. Mainline rail services via the Chiltern Line, providing access to London Marylebone, as well as the Underground service into central London via the Metropolitan Line, is available from Amersham Station in the new town, approximately 1 mile away.

What3Words Location: **///focus.update.doctor**





## DESCRIPTION

The period property is arranged on ground and first floor with the latter accessed via an external staircase. Currently used by one hair and beauty business the premises is suitable for a range of other uses and can be let as a whole or on a floor-by-floor basis with shared use of the car parking. The property has the following approximate floor areas:

<u>First floor:</u>	83 m <sup>2</sup>	(893 ft <sup>2</sup> )
<u>Ground floor:</u>	76 m <sup>2</sup>	(821 ft <sup>2</sup> )
<b>Total:</b>	<b>159.3 m<sup>2</sup></b>	<b>(1,714 ft<sup>2</sup>)</b>

## TERMS

We are instructed to market a new lease for a term to be agreed for the whole building at a rent of £55,000 per annum exclusive of business rates, building insurance, utilities, and VAT (if applicable). Floor-by-floor lettings are also available on terms to be agreed.

<b>EPC RATING –</b>	First Floor – Rating E (110)
	Ground floor - Rating C (73)

## BUSINESS RATES

There is currently a single 2023 Rateable Value of £18,000 for this building treating the first floor as ancillary accommodation. Consequently, rates payable for tax year 24/25: approx. £8,982 although there is a 75% Discount for this tax year for qualifying businesses; rates could therefore be approx. £2,246. NB. Rates discounts are subject to use and can be amended by Government from time to time. Details on application or from Buckinghamshire Council – 01895 837540

## VIEWING

Strictly by appointment through the sole agents:

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**PHILIP MARSH  
COLLINS DEUNG**



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