PMCD RETAIL

SHOPS & RESTAURANTS



NEW PRIME TWO-STOREY SHOP INSTRUCTION – OLD AMERSHAM – CLOSE TO PHASE EIGHT & WHISTLES

TO LET 941 sf (87.4 sm)

2 THE BROADWAY, AMERSHAM HP7 0HP

- CLOSE TO STREET PARKING AND PUBLIC CARPARK
- GRADE II LISTED
- TWO STOREY TRADING
- CAN ACCOMMODATE A RANGE OF USES WITHIN USE CLASS E.

LOCATION

The property is prominently located on the south side of The Broadway adjacent to The Grocer at 2 in the heart of Old Amersham.

The town is host to a good mix of multiple and independent traders, eateries and coffee shops. Nearby national multiple traders currently include Whistles, Moda in Pelle, Phase Eight, and various restaurants including Lavera, ZaZa, The Artichoke and Pluma. 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

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DESCRIPTION

The shop consists of ground floor front and rear sales areas with ancillary store/changing room and WC with 3 rooms on the first floor for further trading space. The premises benefit from planning Use Class E enabling a range of uses including retail, professional services, offices, surgeries, coffee shops, and leisure. The following approximate floor areas apply:

Front sales:	25.3	m^2	(272 ft^2)
Rear sales:	20	m^2	(216 ft^2)
Ancillary:	6.3	m^2	(68 ft^2)
First floor rooms:	35.8	m^2	(385 ft^2)
Total:	**87.4 m^2**		**(941 ft^2)**

TERMS

We are instructed to market a new lease for a term to be agreed at a rent of £35,000 per annum exclusive of business rates, building insurance, utilities, and VAT (if applicable).

EPC

Rating TBA

VAT

VAT is not currently payable on the rent.

BUSINESS RATES

2026 Rateable Value: £26,000

Rateable multiplier for 2026/2027 tax year assuming Retail, Hospitality or Leisure Use: 38.2p in the £ (or 43.2p in the £ for non RHL uses) = rates payable of approx £9,932 (or £11,232 for non RHL) before discounts applied if applicable.

Details on application and from Buckinghamshire Council – 01895 837540.

ATTENTION TO RETAIL

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VIEWING
Strictly by appointment through the sole agents:
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