

**FREEHOLD
RETAIL AND RESIDENTIAL
INVESTMENT**

FOR SALE

**25/27 SYCAMORE ROAD
AMERSHAM
HP6 5EQ**



A rare opportunity to buy a freehold retail and residential investment property in the heart of Amersham town centre.

Investment Summary

The ground floor is let to an independent retailer (trading as Sueno Boutique) at £22,000 pa until 25 March 2029.

The 2-bedroom apartment is let privately at £17,400 pa on a 12 monthly basis.

The combined income of £39,400 pa reflects a gross yield of 6.57% off an asking price of £600,000 + VAT.



Title Number - BM159020

Tenure - Freehold

GENERAL LOCATION

The property is in the town centre of Amersham on the main retail Street and other tenants include Boots, Costa, Holland & Barrett, Robert Dyas, Little Waitrose and M&S Simply Food. This is a highly sought-after retail location. Amersham is a highly affluent commuter location.

COMMUNICATIONS

The M25 motorway is located approximately 5.0 miles to the southeast of the property. By road, the property is located approximately 8 miles northeast of High Wycombe, 14 miles north of Slough, 23 miles southwest of Luton, 31 miles northeast of Reading and 28 miles northwest of London.

Amersham railway station is situated approximately 450 metres to the south of the property. From Amersham there are direct services to Aylesbury (22 mins), Aylesbury Vale Parkway (30 mins) and London Marylebone (41 mins).

Heathrow Airport is situated approximately 15 miles (19 miles by road) to the southeast of the Property.

DESCRIPTION

With a Tudor Revival architectural style, the property dates from the late 19th/early 20th century and comprises a self-contained ground floor retail unit with a 2-bedroom apartment above. To the rear of the property is a small courtyard.

The ground floor provides a self-contained retail unit with welfare facilities at the rear.

The apartment is arranged over 2 floors above and offers very good accommodation with the benefit of rear access.

LEASES

25 Sycamore Road is let to Charmaine Murray trading as Sueno Boutique, for a term of 10 years commencing on 26 March 2019 and expiring on 24 March 2029. The current rent is £22,000 per annum.

The permitted use is a retail shop for the sale of clothes and fashion items within use class A1 of the Town and Country (Use Classes) Order 1987 as at the date of this lease. The use would now fall under Class E.

While the lease does not include a traditional service charge schedule, the tenant is responsible for a "Tenant's Proportion" of certain communal and structural costs:

Defined share:

The Tenant's Proportion is specified as 50% in the lease definitions

Common items:

The tenant must pay their proportion of the costs incurred by the landlord for the maintenance, repair, lighting, cleaning, and renewal of shared service media and structures not within the building but used in common with other land (Clause 11)

Structure and exterior:

The tenant is also liable for 50% of the landlord's costs in maintaining and redecorating the structure and exterior of the building and service media not part of the demised premises or let to another tenant (Clause 26)

Compliance with laws:

Clause 32.11 provides that the tenant shall pay their proportion of costs the landlord incurs in complying with statutory obligations relating to the building and service media (excluding those already covered by insurance obligations under Clause 8)

STATUTORY ENQUIRIES & OTHER SEARCHES

LOCAL PLAN

The current Local Plan for the council is Core Strategy for Chiltern District, which was adopted in 15 Nov 2011.

The council are currently in the process of preparing an Emerging Local Plan.

More information on the Local Plan can be found on the Council's website - https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Core_Strategy_Final_Web_Version_2012_aCjnMQz.pdf.

RECENT PLANNING HISTORY

Having reviewed the Buckinghamshire Council planning portal, we have outlined the planning applications relevant to the subject Property:

Property	Reference	Decision Date	Proposal	Decision
25 Sycamore Road Amersham Buckinghamshire HP6 5EQ	CH/2005/18 63/AV	22 Nov 2005	Internally illuminated fascia and projecting signs	Conditional consent
25 Sycamore Road Amersham HP6 5EQ	CH/1982/16 28/FA	26 Nov 1982	Retention of Temporary Change from Residential to Office Use on Second Floor	Conditional permission

GREEN BELT & BROWNFIELD LAND

The Property is not situated in a green belt.

The Property has not been identified as being brownfield land

The Property is not situated within a National Park

LISTED STATUS

We have made online enquiries on Historic England of The National Heritage List for England (The List) to determine whether there are any listed buildings, scheduled monuments, world heritage sites or parks & gardens on the site.

As far as we can establish, nothing on the site with the postcode HP6 5EQ appears in The List.

CONSERVATION AND OTHER DESIGNATIONS

- The Property is not situated in a conservation area.
- The Property is not within an National Landscape.
- The Property is not located within a Special Protection Area (SPA).
- The Property is not located within a Special Area of Conservation (SAC).

This property is not located in an SSSI.

RATING

We have made informal online enquiries of the Valuation Office Agency. The subject Property is assessed for the purposes of the 2023 Rating List as follows:

Address	Description	Rateable Value	Rates Liability
25, Sycamore Road, Amersham, Bucks	Shop And Premises	£16,250	£8,108

The Uniform Business Rate (UBR) for the financial year 2025/2026 is £0.555 (where the Rateable Value is £51,000 or more) and £0.499 (where the Rateable value is less than £51,000).

Guide Price and Further Information

The guide price is £600,000 plus VAT, subject to contract.

We are holding copies of the commercial and residential leases and title information.

For further information, please contact Michael Garvey or Zac Murdoch

mg@chandlergarvey.com
zm@chandlergarvey.com



These particulars are for general guidance only and do not constitute any part of an offer or contract. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. VAT is exclusive unless otherwise stated. Subject to Contract. June 2025



