



42/44 London Road West

Amersham, HP7 9DD

**CAR SHOWROOM
SITE WITH
WORKSHOP &
YARD TO LET FOR
VERY SHORT TERM**

20,125 sq ft
(1,869.67 sq m)

- AVAILABLE TO LET SHORT TERM
- EXTERNAL DISPLAY AREAS
- 90-100 VEHICLE DISPLAY SPACES
- WCs & KITCHEN FACILITIES
- OFFICES
- SUBSTANTIAL WORKSHOP
- 1.6 Acre Site

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Summary

Available Size	20,125 sq ft
Rent	Rent on Application
Rates Payable	£81,920 per annum
Rateable Value	£160,000
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

TO LET VERY SHORT TERM Substantial Car Showroom with Workshops, offices, garaging, car parking and external car sales area. Prominently fronting London Road West. Site is 1.6 acres. The car showroom has been in this location for many years and in latter years it was the Lookers Jaguar site, which has relocated to Aston Clinton. To be let as a whole or in part with Landlords option to break at any time by giving 2 months written notice.

Location

Amersham is an attractive location and benefits from good road and rail links. Junction 2 of the M40 is 5 miles from the Town which provides access to the M25 and the rest of the national motorway network. Central London can be reached within approximately 37 minutes via the Chiltern Railway and the London Underground system. The site is prominently located on London Road West, and lies about a mile from Amersham Metropolitan Station and within walking distance of Amersham town centre.

Accommodation

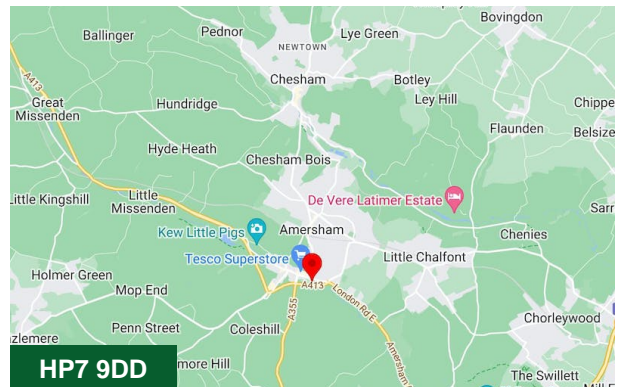
Name	sq ft	Availability
Ground - floor showroom	3,470	Available
Ground - floor offices & internal storage	3,476	Available
Ground - floor Workshop & ancillary areas	6,580	Available
1st - flr offices & storage	4,359	Available
Unit - Garaging to the rear	2,240	Available

Business Rates

The rateable value is £212,000

EPC

C63 & E117



Viewing & Further Information



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