



## Ground Floor

Merritt House, Hill Avenue, Amersham, HP6 5BQ

### **BUSINESS UNIT IN CENTRAL LOCATION TO LET**

**3,417 sq ft**  
(317.45 sq m)

- Business unit in central Amersham location
- 3 parking spaces - further spaces available by negotiation
- Suitable for retail / storage / light industrial / E class / Motor Trade
- Opposite Amersham train station

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## Summary

<b>Available Size</b>	3,417 sq ft
<b>Rent</b>	£44,000 per annum Plus Service Charge and VAT
<b>Rates Payable</b>	£8,358.25 per annum 2023
<b>Rateable Value</b>	£16,750
<b>Service Charge</b>	£3,021.15 per annum 2023
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (75)

## Description

Merritt House is located opposite the train station on Hill Avenue in Amersham. The available accommodation comprises ground floor business unit, with 3 car parking spaces, further spaces may be available by negotiation. The occupier should confirm their specific planning use with the Local Authority.

## Location

Located opposite the Railway Station and close to all amenities. 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.

## Terms

A new lease available direct from the landlord.

## Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.



## Viewing & Further Information



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