

Investment

£3,000,000

(Three Million Pounds Only) exclusive of VAT and subject to contract, reflecting a **net initial yield of 6.11%** assuming purchaser's costs of 6.45%.

- Highly affluent commuter town of Amersham;
- 100% prime pitch on Sycamore Road
- Brand new commercial & residential development
- Three brand new open market lettings;
- WAULT of 11.73 years (8.64 years to break);
- Ground rents of upper residential parts available by separate negotiation;
- Current passing rent of £195,000 per annum.



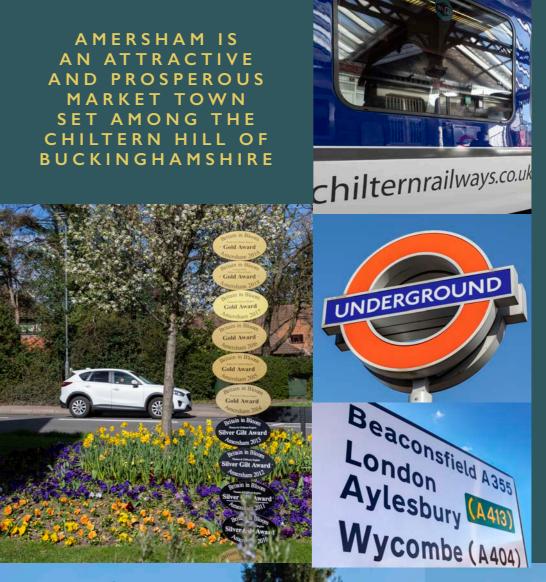


Amersham

AMERSHAM IS LOCATED
APPROXIMATELY 27 MILES
NORTH WEST OF CENTRAL
LONDON, 7 MILES NORTH-EAST
OF HIGH WYCOMBE AND II
MILES EAST OF WATFORD.

The town, sat within the London commuter belt, has an affluent resident population of 21,000 and a district population of 89,000. The town has excellent road communications with A404 and the A413 giving direct access to the M40 (4 miles) and M25 (8 miles) respectively. Amersham also benefits from excellent rail links with a regular mainline service from Amersham to London Marylebone, providing a fastest journey time of 39 minutes. Amersham is also the terminus station for the London Metropolitan line. Heathrow and Luton Airports are within a 30 and 36-minute drive time, respectively, offering both domestic and international flights.









CENTRAL LONDON 27 MILES

WATFORD II MILES

HIGH WYCOMBE 7 MILES





REGENT PLACE IS A CENTRALLY LOCATED DEVELOPMENT IN THE HEART OF AMERSHAM, PROVIDING THREE GOOD SIZED RETAIL UNITS, 36 BRAND NEW AND WELL SPECIFIED STUDIOS, ONE & TWO BEDROOM APARTMENTS SITUATED IN THIS BUSTLING, HISTORIC MARKET TOWN SET IN PICTURESQUE SOUTHERN BUCKINGHAMSHIRE.

PRIVATE RETAIL
COVERED LOADING
BAY AND 6 CAR
PARKING SPACES
TO THE REAR OF
THE BUILDING,
5 OF WHICH ARE
DEMISED TO THE
RETAIL TENANTS.

Accommodation

UNIT	ITZA	SQFT	S Q M
ı	1172	2247	209
2	1161	2015	187
3	1201	3413	3 7

MAIN TOWN
CENTRE
CAR PARK,
PROVIDING
CIRCA 280
SPACES,
DIRECTLY TO
THE REAR OF
THE BUILDING.



ADDRESS	TENANT	LEASE EXPIRY	RENT £PA	BREAK
Unit I	Fatface Ltd	28/10/28	£67,500	29/10/23
Unit 2	Boots Opticians Professional Services Ltd	May 2029	£57,500	Year 5
Unit 3	Gatsby & Miller Ltd	04/11/33	£70,000	-

All leases are subject to 5 yearly upward only rent reviews to open market value.

Tenure

The sale interest is a 999 year lease of the commercial element with an option to acquire the freehold upon sale of the last residential apartment. A further 999 year lease of the residential parts benefitting from the residential ground rents is also available by separate negotiation.

Investment

DATE	STREET	TOWN	TENANT	WAULT	PRICE £M	PURCHASER	YIELD %
Feb-19	Market Street, 15-17	YORK	Superdrug	8.00	4.675	Undisclosed	5.82
Dec-18	West Street, 30	HORSHAM	Poundland	5.00	1.675	Undisclosed	6.47
Sep-18	London Street, 16-20	NORWICH	HSBC	9.00	6.75	Council	5.8
Aug-18	Northbrook Street, 13/15	NEWBURY	Wilko	7.00	4.25	Morley Stores Ltd	6.5
Aug-18	Pydar Street, 93-94	TRURO	Boots	4.00	4.425	Mendip District Council	5.83
Aug-18	High Street, 75	BARNSTAPLE	Costa	6.00	1.2	Private investor	5.75
Apr-18	Sycamore Road, 35-37	AMERSHAM	Costa	5.00	1.3	Sorbon Estates Ltd	5.25

Tenant





EXPERIAN RATING
VERY LOW RISK
SCORE 100/100



VAT

The property has been elected for VAT and it is assumed the sale will be conducted via a Transfer of a Going Concern (TOGC)

EPC

EPC certificates can be made available upon request.





Proposal

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Angle Property, funded by Palmer Capital.





Viewings

Viewings are to be strictly by arrangement with sole selling agents.

Contact sole selling agents:

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${\tt MISREPRESENTATIONS\,ACT:}$