

Amersham

67-75 SYCAMORE ROAD

100% PRIME RETAIL INVESTMENT
IN AN AFFLUENT COMMUTER TOWN



REGENT PLACE

AMERSHAM

CWM



Investment SUMMARY

OFFERS IN EXCESS OF
£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.



REGENT PLACE
AMERSHAM



Amersham

AMERSHAM IS LOCATED APPROXIMATELY 27 MILES NORTH WEST OF CENTRAL LONDON, 7 MILES NORTH-EAST OF HIGH WYCOMBE AND 11 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.



AMERSHAM IS AN ATTRACTIVE AND PROSPEROUS MARKET TOWN SET AMONG THE CHILTERN HILL OF BUCKINGHAMSHIRE




LONDON MARYLEBONE
39 MINS




CENTRAL LONDON
27 MILES



WATFORD
11 MILES
HIGH WYCOMBE
7 MILES



HEATHROW
20 MILES

LUTON
26 MILES



SYCAMORE ROAD

Description

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	SQM
1	1172	2247	209
2	1161	2015	187
3	1201	3413	317

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



Tenancies

ADDRESS	TENANT	LEASE EXPIRY	RENT £PA	BREAK
Unit 1	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 COMPARABLES

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 COVENANTS



FATFACE

EXPERIAN RATING
VERY LOW RISK
SCORE 100/100



**Boots
Opticians**

EXPERIAN RATING
VERY LOW RISK
SCORE 100/100



**GATSBY
& MILLER**
- CULTURE CONCEPT -

EXPERIAN RATING
LOW RISK
SCORE 87/100

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

OFFERS IN EXCESS OF
£3,000,000

(Three Million Pounds Only) exclusive of VAT and subject to contract,
reflecting a **net initial yield of 6.11%**.

A development by
Angle Property, funded by
Palmer Capital.

**PALMER
CAPITAL**

**ANGLE
PROPERTY**

Viewings

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

JIM REMFRY
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