

FREEHOLD INVESTMENT OPPORTUNITY FOR SALE

1,725 sq ft | (160.29 sq m)



The Edward Hyde Building
38 Clarendon Road
Watford
Hertfordshire - WD17 1HZ

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TURRET HOUSE, THE AVENUE, AMERSHAM, HP7 0AB

INVESTMENT SUMMARY

- Freehold Investment Opportunity
- Current passing rent of 19,638 per annum
- Good rental uplift potential
- Possibility of other uses – subject to planning
- Close to town centre amenities
- Amersham train station a short walk away
- Parking

DESCRIPTION

Amersham is an attractive office location with good road and rail links. The M40 (J2) is 7 miles to the south and the M25 (J18) is 5.2 miles to the east whilst Amersham's combined London Underground (Metropolitan Line) and Chiltern Mainline Station gives access to Central London in approximately 37 minutes.

The property comprises a three storey building, with sloping eaves, of masonry brick construction with render to the first floor.

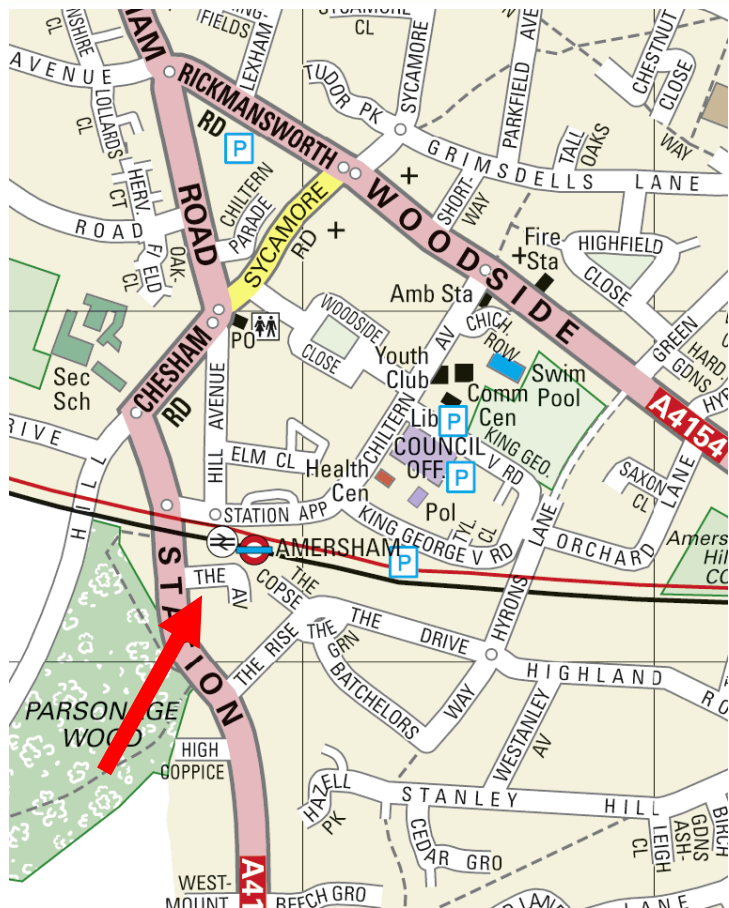
The accommodation forms of self-contained cellular offices on the ground and first floor. There are kitchenette and WC facilities accessible to all commercial tenants.

The freehold incorporates a second floor flat which has been sold off on a long leasehold basis.

VIEWING | Strictly by appointment through this office with:

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ACCOMMODATION

		Sq ft	Sq m
Gnd floor	Suite 1 – LET	301	27.94
	Suite 2 – LET	726	67.49
First floor	Suite 3 – LET	131	12.20
	Suite 4 – LET	157	14.59
	Suite 5 – LET	183	17.04
	Suite 6 – VACANT	226	21.04
TOTAL		1,725	160.29

EPC RATING

Further details available upon request.

TENANCIES

The ground floor is let on two individual licences with a passing rent of £12,500 per annum exclusive.

The first floor is let in part on a protected tenancy to a tenant currently holding over. The current passing rent is £7,138 per annum exclusive.

The second floor flat is let on a long leasehold basis for a term of 99 years from January 1988 at a rent of £100 per annum plus service rent. There is the opportunity to extend the lease subject to the leaseholder's request.

Further information is available upon request.

PRICE

Offers are invited in the region of £525,000 for the freehold interest, subject to the existing tenancies.

August 2018

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