

AMERSHAM

1/3 Sycamore Road

HP6 5EQ



PRIME MIXED-USE INVESTMENT IN AFFLUENT LONDON COMMUTER TOWN

Investment Summary

- Amersham is a highly affluent market town in the Chiltern Hills.
- The town is well regarded as a popular London commuter hub, with frequent direct trains to London Marylebone in 34 minutes.
- The housing market is extremely buoyant within Amersham, with house prices consistently rising above the national rate.
- Situated in a highly prominent position on Sycamore Road – the town's 100% retail pitch.
- The commercial element is fully let to Countrywide Estate Agents and BOS Hair and Beauty.
- The upper parts comprise two large modern flats which were converted from offices in 2019.
- The flats have been valued by an independent estate agent at £375,000 each.
- Following a successful pre-application, the property provides scope to convert the first floor office into an additional flat (STPP).
- Freehold.

We have been instructed to seek offers in excess of **£1,400,000** (One Million Four Hundred Thousand Pounds), subject to contract and exclusive of VAT. A purchase at this levels reflects a blended net initial yield of **7.40%**, assuming standard purchaser costs.

Adopting a conservative capital value of £300,000 per flat, an acquisition at quoting terms would result in a running yield of 9.27% on the commercial element of the property.



Demographics

Amersham benefits from a highly affluent and well-educated residential population, estimated at approximately 23,000. Population growth is expected to remain steady over the coming decades, supported by strong demand for housing in this desirable London commuter location.

The affluence of the population is reflected in the over-representation of the most affluent AB social group, with comparatively low levels of representation from the least affluent DE social group. High levels of home ownership, above-average household incomes, and strong professional employment profiles.



Retailing in Amersham

Amersham has a linear retailing offering, with the prime pitch situated along Sycamore Road, which hosts a number of multiple national retailers including M&S, Boots, Superdrug, Waterstones and Waitrose. Sycamore Road hosts a regular street market on Tuesdays, with a host of independent local retailers occupying the stalls.

Sycamore Rod is complemented by Hill Ave, which run southwards from Sycamore Road towards Amersham Station. Hill Ave hosts a diverse range of local and regional operators, including cafés, bars, salons and restaurants.

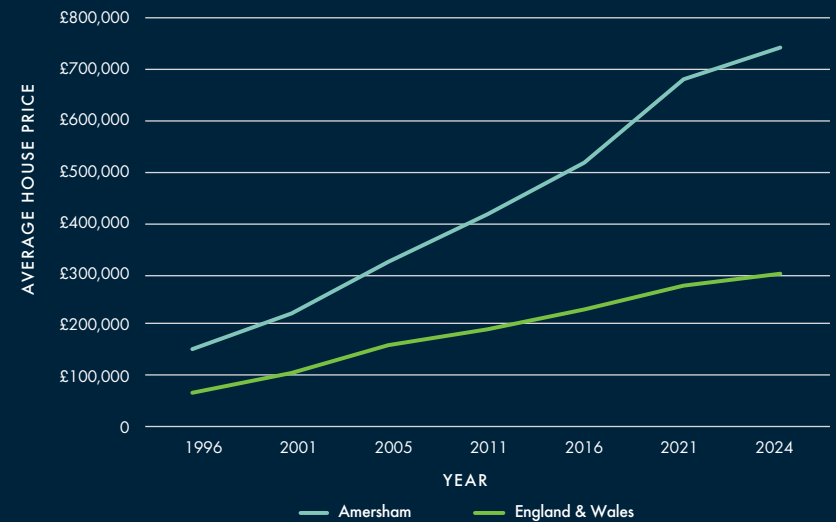




Amersham Housing Market

There is an extremely buoyant housing market in Amersham. Like certain highly affluent London commuter towns, Amersham has seen house prices rise significantly above the national rate.

The graph below shows that Amersham house prices have consistently risen faster than the England & Wales average over the past 25 years (source: Rightmove).



Amersham is widely regarded as one of Buckinghamshire's most attractive market towns, combining historic charm with excellent commuter links into London via the London Underground Metropolitan line and Chiltern Railways services.

The town offers a high-quality environment with a distinctive mix of period properties, green open spaces and a thriving local high street. Old Amersham is particularly renowned for its historic streetscape, boutique shops, traditional pubs and restaurants, while Amersham-on-the-Hill provides modern amenities and a busy station hub.

Situation

The property is situated in a highly prominent position on the northern side of Sycamore Road, the town's prime retail thoroughfare.

Multiple national retailers within the immediate vicinity include:

M&S
EST. 1884



littleWaitrose

Boots



Description

The property comprises a prominent three-storey building of traditional brick construction. The ground floor comprises two commercial units, with the hair salon also benefitting from a basement. The upper floors largely comprise residential accommodation, with two large two-bed (two-bathrooms) flats situated at first and second floors. The flats were converted from offices in 2019 and benefit from designated access fronting Sycamore Road.

There is a large office at first floor level above the hair salon with its own separate access, which is used as a training facility by the hair salon.

Future Development Potential

The vendor submitted a pre-application for a potential change of use for the first floor office space into residential accommodation. The pre-application was viewed positively by the council and a copy is available upon request.

Accommodation

The property comprises the following approximate net internal floor areas (NIA):

Unit	Use	Area (sq ft)	Area (sq m)
3 Sycamore Road	Retail	798	74.20
3a Sycamore Road	Retail	903	83.90
3a Sycamore Road - First Floor	Office	619	57.56
3a Sycamore Road - Flat 1a	Residential	873	81.12
3a Sycamore Road - Flat 1b	Residential	899	83.58
Total		4,029	380.36



Tenancy Information

Address	Tenant	Lease Start	Lease End	Break	Reviews	Rent (pa)	Comment
1 Sycamore Road	Countrywide Estate Agents Limited	18/01/2023	17/01/2028			£35,750	The tenant recently extensively refitted the unit. The tenant did not operate their 2026 break option.
3a Sycamore Road	Brendan O'Sullivan & Wendy Higgins	24/07/2023	23/07/2033	24/07/2028 24/07/2031	24/07/2028	£36,000	
First Floor Office	Brendan O'Sullivan & Wendy Higgins	24/07/2023	23/07/2028			£6,500	First floor office spaces used as training centre.
Flat 1a	Assured Periodic Tenancy	08/01/2026				£16,200	
Flat 1b	Assured Periodic Tenancy	09/07/2019				£17,400	
Total						£111,850	

Tenure

Freehold.

Covenant Information

COUNTRYWIDE ESTATE AGENTS LIMITED

Countrywide Estates Agents is a leading provider of estate agency, lettings, mortgage services and conveyancing services across the UK residential property market. Operating in excess of 650 branches nationally, the company trades under prominent brands such as Hamptons, Bridgfords, Taylors, Slater Hogg & Howison, Dixons, Mann & Co, and John D Wood & Co, along with several other smaller, well-established local brands.

The company boasts a CreditSafe Rating of A-88, indicating 'very-low risk' of default. A summary of the company's latest financial accounts is as follows:

	2024	2023	2022
Turnover	£354,833,000	£307,027,000	£323,686,000
Pre Tax Profit	£18,921,000	-£6,295,000	£60,551,000
Shareholder's Funds	£6,633,000	-£9,151,000	-£16,883,000



O'SULLIVANS

Brendan O'Sullivan Hair and Beauty, Amersham's premier boutique salon and Educational Centre. Established in 2006 by Brendan O'Sullivan and Wendy Higgins, the salon has blossomed from a local gem to a hub of creativity and learning. They have been in occupation at the property since July 2013.





Proposal

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Further Information



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