

TO LET RETAIL UNIT

MONTAGUE HOUSE
WOODSIDE ROAD, AMERSHAM, HP6 6AA

7,762 sq ft (721.11 sq m)



KEY INFORMATION

Size: 7,762 sq ft (721.11 sq m)

Rent: POA

Service Charge: Upon request

Rateable Value: To be reassessed

Lease: The premises are available on a new lease direct from the landlord

Legal Fees: Each party to bear their own costs

Class: E Use

EPC: C 67

DESCRIPTION

An opportunity to secure a well-positioned class E unit in the heart of Amersham. Benefitting from a prominent retail frontage, the property offers excellent visibility and strong potential to capture passing trade.

Internally, the space comprises a bright, open plan sales area with modern LED lighting, creating an inviting environment that can be easily tailored to suit a variety of occupiers. A suspended ceiling is currently in place but can be removed if required, offering further flexibility to adapt the space to your brand and operational needs.

The unit is well-equipped to support both front and back-of-house operations, including dedicated storage and stock rooms, a staff kitchen, and WC facilities. A roller shutter option provides convenient access for deliveries, while a three-phase power supply ensures the unit can accommodate a wide range of commercial uses.

FLOOR PLAN

Existing plan





Map Data: Google My Maps

LOCATION

Amersham is a market town in Buckinghamshire, in the Chiltern Hills, 27 miles north west of London and part of the London commuter belt.

Occupiers within the neighbouring shopping parade include TaxAssist Accountants, Ozzy's Barbers, Amersham Fish Bar and Amersham Nail & Brows.

The town is home to many great quality independent shops, cafés, bars and restaurants, as well as national brands including:

- 1 Chilterns Lifestyle Centre
- 2 Pets Corner
- 3 Sycamore Road Car Park
- 4 FatFace
- 5 Little Waitrose
- 6 M&S Foodhall
- 7 Pizza Express
- 8 Amersham Multi Storey Car Park



TGJones

CAFFÈ
NERO



Boots

W
Waterstones

Superdrug

FATFACE

little
Waitrose

M&S
— FOOD —

Holland & Barrett



CAR

5.5 MILES TO J18 OF M25

The M25 and the M40 are in close reach of Amersham.



TRAIN

0.4 MILES TO AMERSHAM STATION

Walk to Amersham station in under 10 minutes with regular Overground and Underground services into London.



AIRPORT

20.5 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Amersham.

GET IN TOUCH

For further information or to arrange an inspection please contact our agent.



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Please note that all images, including computer generated images, are for illustrative and indicative purposes only and furniture is not included with the lease.

June 2026

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