

The Frost Partnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land



TO LET

PROMINENT RETAIL UNIT

65 HIGH STREET, BURNHAM, SL1 7JX

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The Frost Partnership has a network of offices in the Chilterns and Thames Valley

The Frost Partnership is the trading name of J.C. Frost & Co. Surveyors (Thames Valley) Ltd. Registered Office: 55 Station Road, Beaconsfield, HP9 1QL.
Registered in England Reg. No. 3027213 VAT Registration No. 636 1078 47

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LOCATION

The subject property is situated on the western side of Burnham High Street centrally located within the Village with a prominent return frontage to Summers Road. Good car parking facilities are located within Summers Road itself and nearby Jennery Lane and the property is less than 1 mile from the nearest overland railway station, namely Burnham, serving London Paddington which now forms a part of the Crossrail Elizabeth line.

ACCOMMODATION

The subject property comprises a single lock-up retail unit benefitting from 1 on-site dedicated car parking space accessed from Summers Road itself.

The accommodation is as follows:-

Ground Floor Retail Unit	-	Zone A	16.5 sq m
		Zone B	26.6 sq m
		Zone C	20.6 sq m
Internal Storage			11.2 sq m
Original Administrative Office Space			10.9 sq m
Overall Total			85.8 sq m (924 sq ft)

SERVICES

All main services are connected. Gas is available for connection if required.

TERMS

Available on a leasehold basis for a term of years to be agreed between the parties at an asking rent of £18,000 per annum exclusive.

It is proposed the fresh lease with confer a full repairing and insuring liability upon the ingoing tenant.

USE

The existing Use Class is E under the Town & Country Planning (Use Classes) Order of 1987 as Amended.

RATES

Rateable Value: £12,000

VAT

The property is not registered for VAT purposes.

EPC

Current EPC – Rating E – valid until 15th August 2027.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

VIEWING

Strictly by prior appointment via sole agents:-

[FROST COMMERCIAL - 01494 680909](tel:01494680909)

SUBJECT TO CONTRACT

Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent "The Frost Partnership" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.