

# The **Frost** Partnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land



## GROUND FLOOR LOCK-UP SHOP 353 SQ FT (32.78 SQ M)

81 HIGH STREET, BURNHAM, SL1 7JX

TO LET

The **Frost** Partnership 1 Burkes Parade Beaconsfield Buckinghamshire HP9 1NN T: 01494 680909  
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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

Located in the centre of the popular Burnham Village High Street opposite Tesco Express and within easy walking distance of the Jennery Lane public car park.

### ACCOMMODATION

Ground floor shop comprising a sales area with rearmost store room and WC having the following approximate dimensions and floor areas:-

Internal width	3.43 m
Shop depth	8.15 m
Retail Area	27.95 sq m
Additional store room	4.83 sq m
WC	

**Total Net Area**                      **32.78 sq m** (excluding WC)

Small external store

### LEASE TERM

Available on flexible terms on a full repairing and insuring basis.

### RENT

Upon application.

### USE

A1 retail.

### RATES

Rateable Value: £5,800 – it is believed the property should qualify for small business rates relief, subject to local authority confirmation.

### VAT

The property is not registered for VAT purposes.

## EPC

Awaited.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment via sole agents:-

**FROST COMMERCIAL - 01494 680909**

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.