

The **Frost** Partnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land



SELF-CONTAINED OFFICE BUILDING WITH ON-SITE CAR PARKING PROVISION

29 SUMMERS ROAD, BURNHAM, SL1 7EP

FOR SALE OR TO LET

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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 village of Burnham and adjacent to the long stay Summers Road public car park.

ACCOMMODATION

A centre terraced purpose built modern office unit with accommodation arranged at both ground and first floor levels having the following approximate floor areas:-

Ground Floor

Offices	24.43 sq m
Separate male and female WCs	

First Floor

Split level offices to include kitchen	61.08 sq m
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Overall Total	85.51 sq m (920 sq ft)
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Externally

2 designated car parking spaces within the rear car park

SERVICES

All main services connected
Full gas fired central heating together with intruder alarm

TERMS

Available freehold with full vacant possession or To Let on full repairing and insuring terms.

USE

Existing use is B1 offices but there is potential for conversion for residential occupation in accordance with the provisions of the General Development Order 2014 subject to Chiltern & South Bucks District Council's approval.

PRICE/RENT

On application.

RATES

Rateable Value: £11,500

Current rate in the £ for year ending 31st March 2020 – 49.1 pence.

VAT

The property is not registered for VAT purposes.

EPC

Awaited.

LEGAL COSTS

Each party to be responsible for their own legal costs in the matter of sale or lease.

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.