

The **Frost** Partnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land



TWO FIRST FLOOR OFFICES/ CONSULTING ROOMS

ABOVE BURNHAM HEALTH PHARMACY

30 HIGH STREET, BURNHAM, SL1 7JP

TO LET SINGLY OR JOINTLY

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 Village of Burnham within a short walking distance of both the Summers Road and Jennery Lane public car parks.

ACCOMMODATION

Two office rooms ideally suited for use by osteopath/chiropractor/physiotherapist, etc.

First Floor

Consulting Room 1 14.58 sq m (157 sq ft)

Consulting Room 2 14.49 sq m (156 sq ft)

Single WC

Use of kitchen facilities

Services: All mains services connected, electric central heating by way of wall mounted panel radiators. Each room benefits from a wash hand basin facility.

TERM

Available To Let on an all-inclusive basis.

RENT

Upon application and by negotiation.

EPC

The property as a whole to include the ground floor pharmacy has been placed within Band D with an energy rating of 80.

LEGAL COSTS

Each party to be responsible for their own legal costs in the matter of Licence or Leasehold occupation.

VIEWING

Strictly by prior appointment via the 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.