

# TheFrostPartnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land



## FREEHOLD INVESTMENT FOR SALE

## SUBJECT TO PREVAILING LEASEHOLD OCCUPATION

31 HIGH STREET, BURNHAM, SL1 7JD

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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 with the ground floor retail unit currently trading as The Cake Collection.

## ACCOMMODATION

Ground floor shop comprising a good sized sales area with rearmost office and store rooms, WC and having the following approximate dimensions and floor areas:-

Internal width	4.48 m
Shop depth (Ignoring the office and store)	13.33 m
Retail Area	58.93 sq m
Additional rearmost office	3.01 sq m
Rear Store	2.96 sq m

WC

**Overall Total** **64.90 sq m** (excluding WC)

Direct access from Burnham High Street with side pedestrian access available

## EXISTING LEASE

Prevailing ground floor lease drawn within the provisions of the Landlord & Tenant Act 1954 and granted for a term of years expiring 28<sup>th</sup> February 2024.

Current passing rent: £12,750 per annum exclusive.

## EXISTING USE

A1 retail.

## RATES

Rateable Value: £7,300

Rates due to local authority payable by present tenant.

## VAT

The property is not registered for VAT purposes.

## EPC

Awaited.

## PRICE

On application.

## NOTE

The residential accommodation over the retail unit has already been sold off on a 999 year lease basis at a ground rent of £10 per annum.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the proposed sale and purchase.

## 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.