

The Frost Partnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land



FIRST FLOOR OFFICES - 1,544 SQ FT

WITH AMPLE ON-SITE CAR PARKING

TO LET

57-61 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
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LOCATION

Located on the western side and centrally located in the popular Burnham Village High Street within a short walking distance of both the Summers Road and Jennery Lane public car parks.

Burnham is situated approximately 4 miles west of Slough and 4 miles east of Maidenhead. The town has excellent transport links being within close proximity to the M4 motorway which is approximately 2 miles away and Junction 2 of the M40 which is approximately 4 miles away via the A355. Burnham railway station is a 15 minute walk away providing direct services to Reading and London Paddington.

DESCRIPTION

The building is Grade II Listed and provides offices on the first floor above Artigiani del Cibo (Italian Restaurant).

The accommodation comprises attractive period offices which includes a reception area, male and female WCs, kitchen and a shower being present within the male WC. There are an abundance of original features within the accommodation to include attractive exposed timber beams.

All mains services are connected and overall the accommodation benefits from a conventional wet space heating system which is powered by a new gas fired boiler located within the basement space being occupied by the lessor.

A kitchen facility is available on the ground floor which is shortly scheduled to be re-sited and enhanced.

In addition, there is adequate on-site car parking to the rear of the property accessed via Church Road just off the High Street able to accommodate up to a minimum of 6 vehicles.

ACCOMMODATION

The first floor accommodation is arranged as follows:

Reception area	19.52 sq m
Individual office accommodation (to include Board room)	123.95 sq m
Overall Total	143.47 sq m (1,544 sq ft)

TERMS

The accommodation is available on a conventional leasehold basis for a term of years to be agreed between the parties and at a rental to be agreed by negotiation.

It is proposed that the fresh lease will confer a full repairing and insuring liability upon the ingoing tenant in the usual way.

USE

For office purposes falling under Use Class E under the Town & Country Planning (Use Classes) Order of 1987 as Amended.

VAT

The property is not registered for VAT purposes.

RATES

Rateable Value: £13,750

Rates due to local authority payable by tenant.

EPC

Not applicable as the property is Grade II Listed in planning terms.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the grant and execution of the proposed fresh 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.

