

The Frost Partnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land



FIRST FLOOR OFFICES - 2,860 SQ FT

WITH ON-SITE CAR PARKING

TO LET

90-94 HIGH STREET, BURNHAM, SL1 7JT

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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 on the eastern side and northern end of the popular Burnham Village High Street within a short walking distance of both the Jennery Lane and Summers Road 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 offices are separately accessed from the High Street and provide well proportioned, largely open plan space at first floor level above two retail units occupied by Age UK and Luxury Nails & Beauty.

The offices benefit from perimeter trunking, an element of partitioned space, male and female WCs together with a kitchen point.

All mains services are connected and overall the accommodation benefits from a conventional wet central heating system.

In addition, there is on-site car parking within a rear car park able to accommodate 7 to 8 motor vehicles.

ACCOMMODATION

The first floor accommodation is arranged as follows:

2 individual meeting rooms together with largely open plan space	-	265.71 sq m (2,860 sq ft)
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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 leasehold occupation 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: £27,750

Rates due to local authority payable by tenant.

EPC

The offices have been given a C Rating and have a valid Certificate through until 26th January 2027.

LEGAL COSTS

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

