

# The **Frost** Partnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land



**TO LET**

**SHOP - 340 SQ FT**

**44 HIGH STREET, BURNHAM, SL1 7JP**

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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

Situated in a busy trading location 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 premises comprise a lock-up ground floor shop with the following approximate dimensions and net floor areas:

|                  |           |
|------------------|-----------|
| Window frontage  | 14'5"     |
| Internal width   | 18'       |
| Shop depth       | 14'6"     |
| Net sales area   | 242 sq ft |
| Preparation room | 98 sq ft  |
| WC               |           |

## 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

Retail – no shoe repairs, key cutting or florists.

## VAT

The property is not registered for VAT purposes.

## RATES

Rateable Value: £6,700.

Rates due to local authority payable by tenant if demanded.

### EPC

Not required as the building 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.