

ATTRACTIVE DETACHED OFFICE BUILDING FOR SALE



2,155 Sq. Ft. (200.20 Sq. M.)

Beechwood Court, 5 Gore Road,

Burnham

SL1 8AA

SUITABLE FOR OTHER USES, IE D1
PERMITTED DEVELOPMENT (S.T.P.)

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The premises are located close to the junction of Gore Road with Burnham High Street and therefore close to all the local facilities including Tesco, Costa and various eateries. Communication links are excellent providing good access to the A4 and, in turn, the M4 (J7). Burnham and Taplow railway stations are close by providing a direct service to London (Paddington) which will be further enhanced by the implementation of the Crossrail service in 2019.

Description

5 Gore Road comprises of a detached office building on ground and first floors constructed in approximately 2002 and providing principally open plan accommodation with good natural light. There are WC facilities on both floors plus kitchen. Parking to the rear for 10 vehicles.

Accommodation

	Sq. Ft.	M2
Ground Floor	519	48.2
First Floor	1,636	152
TOTAL	2,155	200.2

Approx net internal area (NIA)

Terms

Price £650,000

The premises are available freehold.

Business Rates

Billing authority: South Bucks District Council

Rateable value: £40,000

Rates Payable 2018/19: £19,160

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

All figures quoted are exclusive of VAT which will apply to this transaction.

Amenities

- 10 parking spaces
- Kitchenette
- Good natural light
- Close to Burnham Centre
- Suitable for a variety of uses S.T.P.
- Gas Fired Central Heating
- Available freehold
- Potential to extend (S.T.P.)

Energy Performance Rating

C (55)

Viewing and further information



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