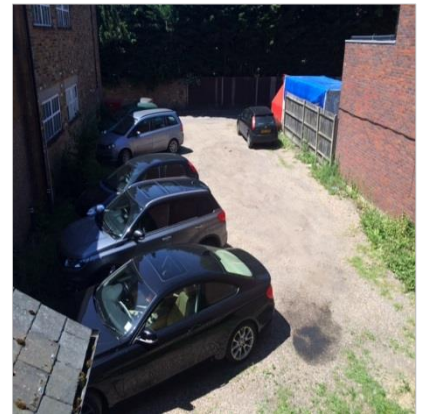


# OFFICE/RETAIL PREMISES TO LET



**767 Sq. Ft. (71.3 Sq. M.)**

4A The Broadway

**Farnham Common**

SL2 3PQ

WITH A2 CONSENT / WITH PARKING FOR 10-12 CARS

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

The premises are prominently situated on The Broadway in Farnham Common (A355), a village midway between Beaconsfield and Slough 3 miles south of Junction 2 of the M40 and 6 miles north of Junction 6 of the M4 and Slough.

## Description

The premises comprise a self-contained office/retail unit with good parking available to the rear, adjoining the Tesco Express. The offices/retail area have been fitted out to a good standard plus there are ancillary storage areas and kitchen area plus toilets.

Parking is excellent to the rear with a self-contained private car park with parking for up to 10-12 cars.

## Accommodation

	Sq. Ft.	M2
Gross frontage to The Broadway	32	3
Ground Floor offices/retail area	453	42.1
First Floor Offices	314	29.2
<b>TOTAL</b>	<b>767</b>	<b>71.3</b>

*Approx net internal area (NIA)*

## Terms

Rental £18,000 p.a.x.

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

The premises are to be let on a new lease outside the Security Provisions of the Landlord and Tenant Act.

## Business rates

The billing authority is South Bucks District Council

Rateable value: £8,900.00

Qualify for 100% small business relief for qualifying occupier. Otherwise rates payable £4,263.10 2018/19.

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.

VAT T.B.C

## Amenities

- A2 Consent
- Parking 10-12 Cars

## Energy Performance Rating

To be confirmed

## Viewing and further information



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