

FREEHOLD SHOP AND FLAT

FOR SALE

(May Let Shop)



89 High Street

Burnham

SL1 7JZ

CENTRAL LOCATION

TWO PRIVATE PARKING SPACES

SELF-CONTAINED FLAT

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Location

The property is located within the centre of Burnham High Street village close to all the main shops and facilities. Mid way between Slough and Maidenhead, Burnham is located just off the A4 which in turn connects with the M4 at junction 7 closeby.

Burnham offers a wide range of shopping facilities including Costa coffee, Tescos and a wide range of local independent traders.

Description

The property comprises a good size ground floor shop with self contained 3 bedroom flat above with the benefit of separate access. The shop provides a good clear retailing space together with ancillary storage to the rear with toilet and kitchen facilities.

Accommodation

<u>Ground Floor Shop</u>		
	Sq. Ft.	M2
Frontage	17' 10"	
Sales Area	765	71
Rear Store	73	6,8
TOTAL <i>Approx net internal area (NIA)</i>	836	77.69
Plus WC and Kitchen		
<u>Residential Accommodation</u> – separately accessed from rear		
Large kitchen diner leading through to large patio area		
First Floor: Bathroom, bedroom 1 and bedroom 2		
Second Floor: Bedroom 3		

Terms

The freehold is available for the entire property at £650,000 alternatively the shop is available to let on its own at £18,000 pa.

Business Rates

Billing authority: South Bucks

Shop has rating assessment of £11,750

Qualifying occupiers would benefit from 100% Business Rates Relief subject to confirmation from the local billing authority.

The flat we understand is in Council Band C.

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.

We understand VAT will not be levied on the purchase price.

Amenities

- Large self-contained flat let on an AST agreement £950 pcm
- Central location
- Suitable for a number of trades and businesses
- Potential to convert part of the shop to other uses (STP)
- 2 parking spaces

Energy Performance Rating

Shop: B (49)

Flat: E (50)

Viewing and further information



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