

SHOP AND FLAT TO LET



653 Sq. Ft. (60.7 Sq. M.)

80 High Street

Burnham

SL1 7JT

CENTRAL LOCATION WITH 3 PARKING PRIVATE SPACES AND
ATTRACTIVE TWO BEDROOM FLAT

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Location

The property is located within the centre of Burnham Village High Street close to all the main shops and facilities and adjoining Costa Coffee.

Burnham is midway between Slough and Maidenhead and is located just off the A4 which in turn connections with the M4 at Junction 7 closeby.

Burnham offers a wide range of shopping facilities including Tescos and a selection of local independent traders.

Description

The property comprises a good size ground floor shop with good quality two bedroom flat above. The shop provides good clear retailing space and benefits from suspended ceiling, spot lights and WC to the rear. The flat above is accessed from within the shop is fitted to a good standard with two double bedrooms, well fitted bathroom and kitchen.

To the front of the property there are 3 reserved parking spaces for the occupier.

Accommodation

Shop Unit		
Width	23' 9"	7.42 m
Depth	26' 3"	8.19 m
Sales Area	653 sq ft	60.74 m ²
Plus Rear lobby/store and WC		
First Floor Flat		
Lounge Two Double Bedrooms Kitchen with built in cooker, dishwasher and washing machine Bathroom with bath WC and separate shower		

Terms

Rental £21,000 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 available on a new lease for a term to be agreed.

Business rates

The billing authority is South Bucks District Council

Rateable Value for shop: £11,000

Qualifying occupiers would benefit from 100% business rates relief subject to confirmation from the local billing authority.

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.

Amenities

- Well-proportioned retail area
- Staff WC
- 3 parking spaces
- Good Size flat

Energy Performance Rating

D (83)

Viewing and further information



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