

PRIME RETAIL UNIT TO LET



686 sq.ft. (63.76 sq.m.)

64 High Street

Burnham

Berks

SL1 7JT

SUITABLE FOR VARIOUS USES S.T.P.

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The premises are in a prominent position fronting the High Street. Nearby retailers include Tesco, Costa, various eateries & estate agents. Communication links are excellent providing good access to the A4 and, in turn, the M4 (J7). Burnham and Taplow stations are close by providing a direct service to London (Paddington) which will be further enhanced by the implementation of the Crossrail service.

Description

A well configured retail unit offering open plan retail space with partition wall to create rear store and WC facilities. Double aspect glazing.

Accommodation (approximate net internal area)

	Sq. Ft.	M2
Ground Floor	686	63.76
TOTAL	686	63.76

Terms

Rent: £16,500 per annum exclusive.

The above rent is exclusive of business rates, service charge and insurance and plus VAT.

The unit is available on a new full repairing and insuring lease with terms to be agreed by negotiation.

Business Rates

The billing authority is South Bucks District Council

Rateable value: £13,500

Rates Payable circa £6,750

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

VAT

We understand the property is elected to pay VAT.

Amenities

- Parking may be available
- Kitchenette
- Burnham Centre
- Suitable for a Variety of Uses STP
- Flexible Layout
- Double aspect

Energy Performance Rating

B (48)

Viewing and further information



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