# PRIME RETAIL UNIT TO LET



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

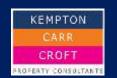
64 High Street

**Burnham** 

Berks

SL1 7JT

**SUITABLE FOR VARIOUS USES S.T.P.** 



### 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 Lavout
- Double aspect

# **Energy Performance Rating**

B (48)

# Viewing and further information





# **Mitchell Brooks**

mitchell.brooks@kemptoncarr.co.uk 07818 117021

### **Maria Hoadley**

maria.hoadley@kemptoncarr.co.uk 07766 364078