

# MODERN OFFICE/SHOP PREMISES TO LET



**965 Sq. Ft. (90 Sq. M.)**

Unit 1 Carnegie Court  
The Broadway

**Farnham Common**

SL2 3GQ

**SUITABLE FOR A RANGE OF RETAIL, LESIURE,  
OFFICE AND MEDICAL USES**

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



## Location

The property is located adjacent to Sainsburys Local on a busy shopping parade in the centre of Farnham Common, close to public car parks and with private parking/loading to the rear of the premises.

Farnham Common is situated on the A355 and is a popular commuter village approximately equidistant from Slough to the south and Beaconsfield to the north. The M40 (J2) and M4(J6) are less than 15 minutes drive from the property.

The property is close to a variety of cafes, pubs and restaurants.

## Description

The property was until recently occupied as a hairdressers and beauty spa and provides modern floor space that would be suitable for a variety of uses, including offices and medical. The space is currently arranged to provide a spacious front reception area and 5 rear rooms served by 2 toilets and a shower room.

**The total approximate net floor area is 965 sq. ft. (90.00 sq. metres)**

There are windows overlooking a rear area that provides access to the private car park with 2 allocated spaces.

## Accommodation

Frontage	16 ft	4.9 m
Built Depth	55 ft	16.8 m
Floor Area	965 sq ft	90 sq m
Two WC's		
Shower & Kitchenette		

*All measurements and areas are approximate*

## Terms

Rental £25,000 p.a.x.

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

We are advised that the estimated Service Charge is £1,165 per annum.

The property is offered on a new lease for a minimum terms of 3 years.

## Business rates

The billing authority is South Bucks District Council

Rateable value: £10,250

Qualifying tenants will benefit from Small Business Rate Relief.

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.

The Landlords reserve the right to charge VAT at the standard rate.

## Amenities

- Well located business premises close to Sainsbury's in the centre of the village.
- Suitable for a variety of uses including retail, leisure, offices or medical uses within Class E of the Use Classes Order.
- Rear servicing and private parking.

## Energy Performance Rating

C-64

## Viewing and further information



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