



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS



FREEHOLD RETAIL / GYM INVESTMENT WITH VACANT FLAT FOR SALE

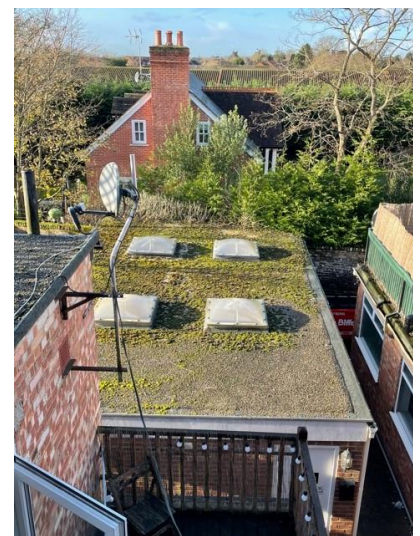
87 HIGH STREET, BURNHAM, BUCKS SL1 7JZ

- TOWN CENTRE LOCATION
- SHOP HELD AT REVERSIONARY RENT
- 5.8% NET INITIAL YIELD

LOCATION

The property is situated on the west side of High Street in the centre of the town of Burnham, 100 m or so north of its junction with Jennery Lane and its public car park. No 87 is one of 5 terraced properties set back from the street with customer parking in front. To the right of the shop is a passage leading to the rear of the properties and it is from this that the rear ground floor gym and the flat are accessed.

Burnham is a small market town between Slough and Beaconsfield.





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Your contact for this property

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DESCRIPTION

The property comprises a mid-terrace, retail, residential and gym premises on 3 storeys. It has a lock-up shop on ground trading as MG Barbers, a separate rear building let to a fitness business and a vacant two bedroom flat on first and second floors approached from the rear. Approx. net areas:

Retail: 34.6 m² (372 ft²) NIA overall

Gym: 44.0 m² (474 ft²) NIA overall

Flat: In all circa 52.6 m² (566 ft²) internal plus bathrooms, circulation space and external balcony; 3 rooms, K & B.

TENANCIES

The shop is let to one individual on a 10 year lease from 26/4/2018, with the next rent review June 2023, at £12,000 p.a.x. payable monthly. The fitness studio is let for 5 years from 1/2/2018 at £6,600 p.a.x., payable monthly. **The flat is vacant.** Total current income is **£18,600 p.a.x.**

EPC

Shop: D Studio: TBA Flat: E

TERMS

We are seeking offers in excess of £500,000 for the freehold interest in the building.

LEGAL COSTS

Both parties' legal costs to be borne by the purchaser.

Philip Marsh Collins Deung/PMCD Retail and their clients give notice that (i) these particulars are issued as a general guide only and do not constitute part of an offer or contract. (ii) Whilst care is taken in the preparation of these details they cannot be relied upon as statements or representations of facts and no liability can be accepted as to their accuracy. Intending occupiers or purchasers should make their own investigations to satisfy themselves as to the facts, and should take professional advice. (iii) No person in the employment of Philip Marsh Collins Deung/PMCD Retail has any authority to make or give any representation or warranty in relation to the property. (iv) Unless stated otherwise, rents or prices quoted are exclusive of VAT.

VIEWING

Strictly by appointment through the sole agents:

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