

RETAIL & RESIDENTIAL INVESTMENT – FOR SALE



1,281 Sq.Ft. (119.12 Sq.M.) approx N.I.A.

Ground Floor Retail Unit and Uppers

80 High Street

Burnham

Bucks

SL1 7JT

**CENTRAL LOCATION WITH ATTRACTIVE TWO BEDROOM FLAT
INVESTMENT OPPORTUNITY**

kemptoncarr.co.uk | High Wycombe office 01494 341530



Location & Description

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 connects with the M4 at Junction 7 close by.

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

The property is leased as a whole to a single tenant and comprises a good size ground floor shop with two-bedroom flat above. The shop provides good clear retailing space and benefits from suspended ceiling, spotlights and WC to the rear. The flat above is accessed from within the shop and is fitted to a good standard with two double bedrooms, well fitted bathroom and kitchen. To the rear there is a small yard.

To the front of the property there is open parking, not within this property's ownership, but has been used by the tenants of it for many years.

The property is leased to an individual, as a whole, drafted outside the security provisions of the Landlord and Tenant Act, on an FRI 10 year lease to expire 5th November 2029. There was a break clause, which was not exercised by the tenant. The passing rental is £21,000 per annum, with no current arrears.

An upward only market rent review will shortly be due.

Accommodation

Ground Floor Retail Unit	653sq.ft.	60.74sq.m
Plus Rear lobby/store and WC		
First Floor 2 bed Flat	628sq.ft.	58.38sq.m

Terms

This property is now going to Auction on 20th March 2025. For further information please contact Doug Guild at Allop LLP on 020 7543 6890 / 07745 536150 or email at doug.guild@allsop.co.uk

For the avoidance of doubt, the property is being sold with the tenant in situ, currently trading as a nail bar.

Business rates

The billing authority is South Bucks District Council

Rateable Value for shop: £15,750

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.

We understand that the property is NOT elected to pay VAT.

Energy Performance Rating

D (83)



Further information contact ALLSOP LLP

Doug Guild

Doug.guild@allsop.co.uk

020 7543 6890 / 07745 536150

KEMPTON

CARR

CROFT

PROPERTY CONSULTANTS