

VILLAGE CENTRE RETAIL UNIT TO LET



805sq.ft. (74.8sq.m.)

95 High Street

Burnham

Berks

SL1 7JZ

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 and 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) and Crossrail.

Description

A well configured retail unit with full width and height glazed entrance, offering open plan retail space with storeroom and WC to rear.

The property further benefits from a single car parking space to the rear.

Accommodation (approximate net internal area)

	Sq. Ft.	M2
Ground Floor	805	74.8
ITZA	466	43.3

Terms

Rent: £14,950 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 effective full repairing and insuring lease with terms to be agreed by negotiation direct with the landlords.

Business Rates

The billing authority is Buckinghamshire Council

Rateable value: £TBC

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

VAT

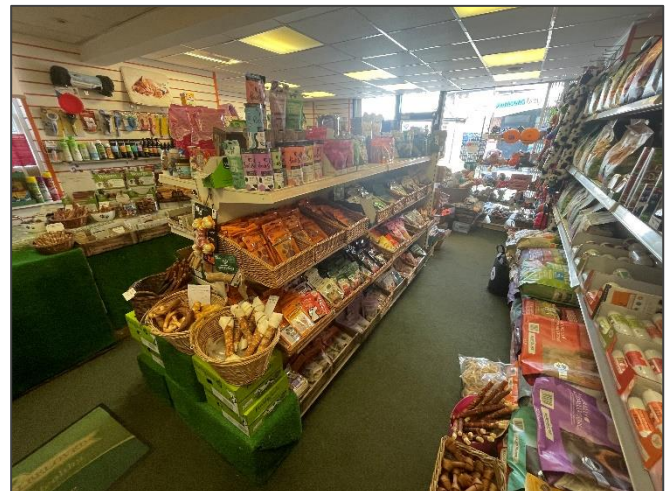
We understand the property is elected to pay VAT.

Amenities

- Parking to the rear
- Kitchenette
- Burnham Village Centre
- Suitable for a Variety of Uses STP
- Open plan retail space
- Full width glazed frontage

Energy Performance Rating

TBC



Viewing and further information



PROPERTY CONSULTANTS

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