

Description A modern ground floor A2 retail premises recently redecorated and available for immediate occupation.

Locations At the Northerly end of High Street, Burnham, near Ladbroke Bookmakers and Age UK.

Parking For a single vehicle, at rear of building.

Accommodation

Area	Sq M	Sq Ft
Net Sales Area	60.14	647
Kitchen	6.35	68
WC	2.07	23
Total Ground Floor	68.56	738

EPC E119

Terms The store is available on a new lease on terms to be agreed. Rent is £16,500 per annum (£22.36 per sq ft) exclusive of utilities, business rates, service charge and VAT (where applicable)

Business Rates The current rateable value is £7,600 (2017). Full discount may be available subject to small business relief. Please enquire via South Bucks District Council Business Rates Departments (01895 837540)

Legals Each party will be responsible for its own legal and professional costs incurred.

VAT Unless otherwise stated, terms are exclusive of VAT where payable.

Planning Previous use was A2. A1 uses considered subject to usual consents.

Joint Agents **Viewings are strictly by appointment by contacting ...**

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**A1/A2
STORE
TO LET**

**90 HIGH STREET
BURNHAM
SLOUGH
BUCKINGHAMSHIRE
SL1 7JT**

Misrepresentation Act

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