



Ashley House

The Broadway
Farnham Common Slough
Buckinghamshire
SL2 3PQ

MIXED USED INVESTMENT WITH
DEVELOPMENT/ASSET
MANAGEMENT POTENTIAL

Guide: £2,700,000



Executive Summary



Property Type

Commercial Investment



Total current income

£138,540



Size

11,848 sqft/ 1,100.7 sqm



Commercial or Residential

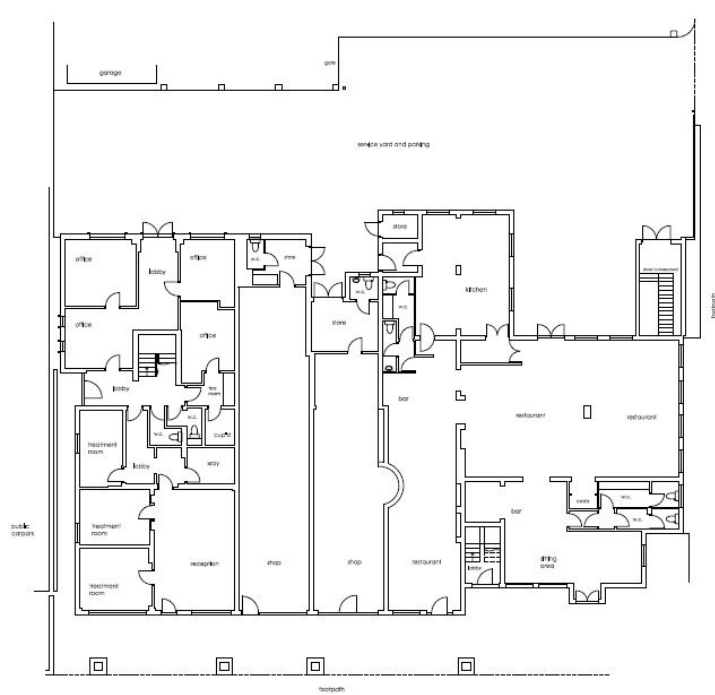
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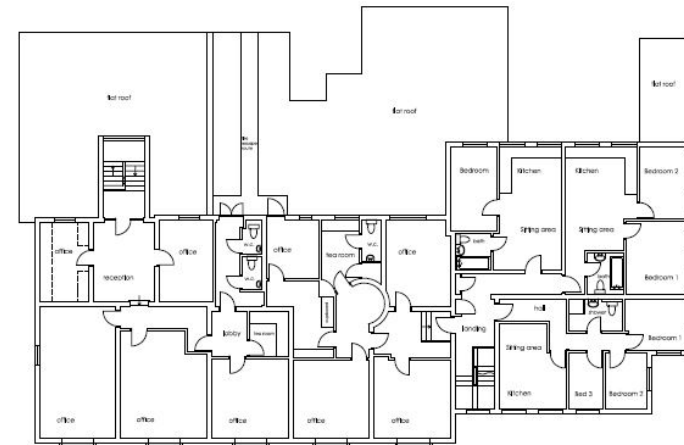
Nearby transport

Burnham Station
(Elizabeth Line and Great Western Mainline)

EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



Description

The property comprises a 2 storey mixed use block with part basement. The ground floor comprises four units occupied as a dentist surgery, osteopath, kitchen showroom and restaurant. The first floor comprises 9no. office suites with communal facilities. Also at first floor are 3no. residential flats.

At the rear of the property is parking / yard space which is accessed with vehicles via a right of way over neighbouring property from Beeches Road.

The four ground floor units are each let on business tenancies. One of the 1st floor flats is included in the restaurant lease. The other two 1st floor flats are let on assured shorthold tenancies. The 9 office suites are vacant and require refurbishment.

Location

The property is located on The Broadway in Farnham Common, which is a local centre. Nearby occupiers include Halfords Garage Services, Lloyds Pharmacy, Sainsbury's Local, Costa, Tesco Express and a number of local commercial occupiers.

The property is next to a public car park.

Farnham Common is a village in Buckinghamshire, 3 miles north of Slough and 3 miles south of Beaconsfield. It adjoins the ancient woodland of Burnham Beeches and has a population of c. 6000.



The Closest Train Station:

Burnham Station (3.5 miles)



The closest local amenities:

**Baconsfield Road Shops
and Burnham Beeches Nature Reserve**



UNIT 5-6: GROUND FLOOR RESTAURANT UNIT TRADING AS "MEMORIES OF INDIA"

Accommodation schedule*

	Size (sqm)	Size (Sqft)
2 bed flat	46.45	500
3 bed flat	46.90	505
1 bed flat	34.8	375
Offices	137.8	1484
Dentist	159.2	1714
Osteopath etc.	78.9	849
Kitchen showroom	67.3	724
Restaurant	252.9	2722
Basement	111.5	1200
Total	824.2	8,872

*Floor areas taken from scaled plans and not measured on site



ENTRANCE/RECEPTION OF UNIT 1-2 (DENTIST SURGERY)



SERVICE ACCESS/REAR YARD

Tenancies**

Unit	Floor	Tenancy type	Passing rent per year***	Estimated rental value*
Unit 1-2: Elite Smile (Dental Surgery)	G	Business	£34,000	£34,000
Unit 3: Cathcart Clinic (Osteopath)	G	Business	£18,000	£18,000
Unit 4: Berkshire Kitchens (showroom)	G	Business	£17,000	£17,000
Units 5-6: Memories of India (restaurant)	G	Business	£45,000	£60,000
Unit 7 office	1st	Vacant	£-	£4,800
Unit 8 office	1st	Vacant	£-	£4,200
Unit 9 office	1st	Vacant	£-	£2,200
Unit 10 office	1st	Vacant	£-	£2,500
Unit 11 office	1st	Vacant	£-	£3,300
Unit 12 office	1st	Vacant	£-	£1,650
Unit 13 office	1st	Vacant	£-	£3,000
Unit 14 office	1st	Vacant	£-	£3,200
Unit 15 office	1st	Vacant	£-	£3,300
2 bedroom flat	1st	Assured Shorthold Tenancy	£12,600	£12,600
3 bed flat	1st	Included in restaurant lease	n/a	£12,725
1 bed flat	1st	Assured Shorthold Tenancy	£11,940	£11,940
Basement storage	B	Vacant	£-	£3,600
Total			£138,540	£198,015

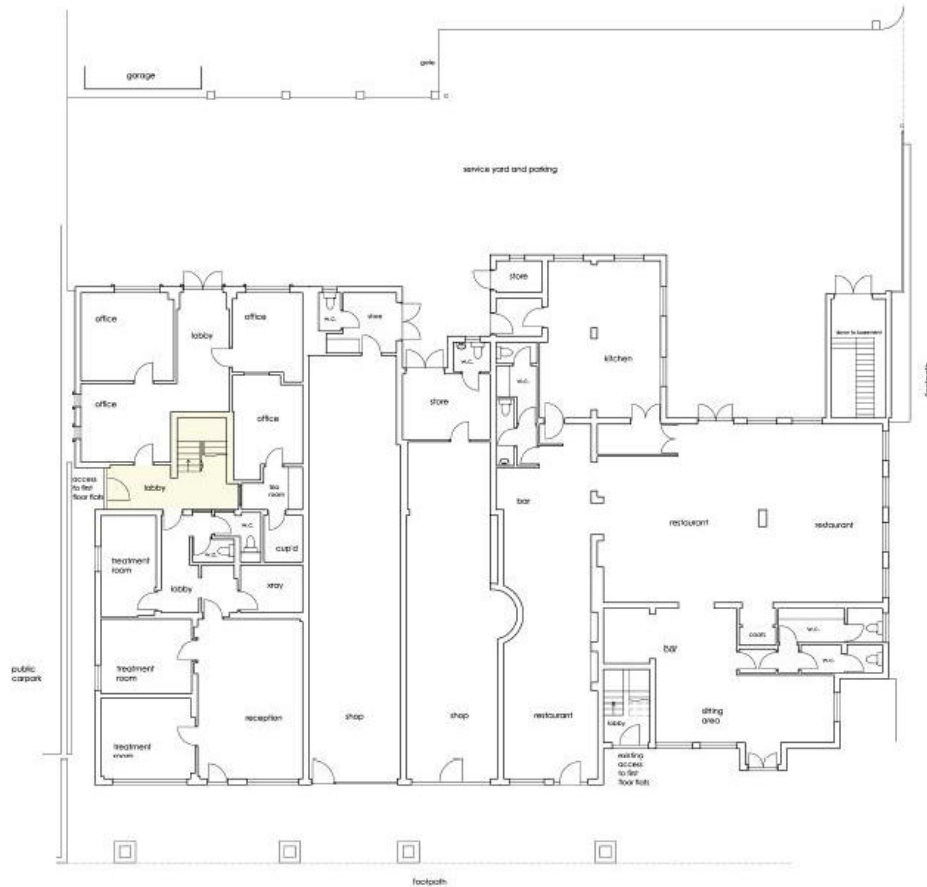
* Estimated rental value (£17) for offices assumes they have been refurbished and that tenant responsible for rates, repairs and insurance. Serviced offices rental value (where landlord pays these items) estimated at £25psf.

** Estimated rental value for restaurant unit assumes 3 bedroom flat excluded from business tenancy.

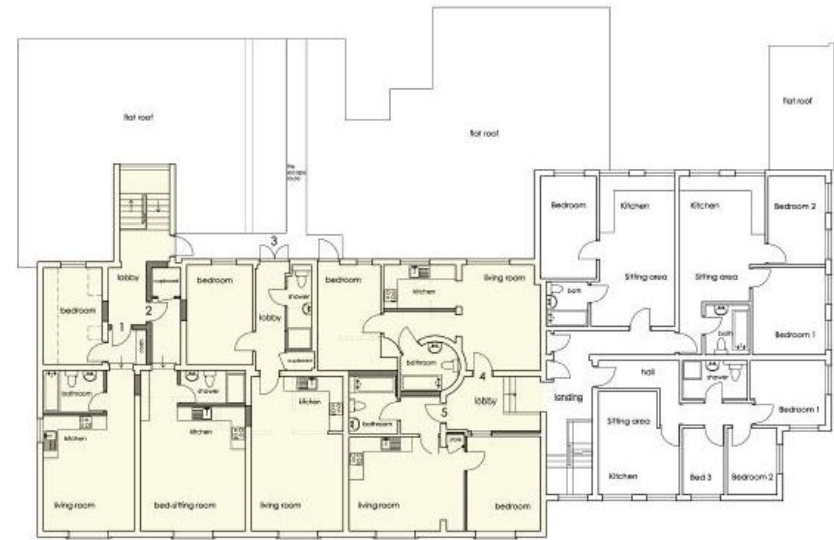
*** Passing rents provided by client

PROPOSED GROUND FLOOR PLAN

Uni



PROPOSED FIRST FLOOR PLAN



Conversion potential

The 1st floor currently comprises 9no. vacant office suites and 3no. apartments. The vendor's architect is has prepared plans to show how the offices could be converted into 5no. apartments, thus increasing the total number of apartments to 8no.

VAT

Not VAT opted.

Proposal

Guide: £2,700,000

Viewings

By appointment with the vendor's joint agents.



For more information please contact:



Christopher Clark Property Consultant

✉ chrisclark@whozoo.co.uk
☎ 0333 200 8330
📞 07867 192 735



Tom Castro Founder

✉ tomcastro@whozoo.co.uk
☎ 0333 200 8330



Philip Marsh

✉ philip@pmcd.co.uk
☎ 01494 683642

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