



Investment Commercial property

76/78 High Street

Burnham, Slough, SL1 7JT

Investment

FOR SALE

1,015 sq ft

(94.30 sq m)

- Listed property
- High Street Location
- Investment
- Crossrail town
- On site parking

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Summary

Available Size	1,015 sq ft
Price	Offers in excess of £325,000.00
Business Rates	Upon Enquiry
EPC Rating	Property graded as C-E (72-118)

Description

The property comprises a Grade II listed 2 storey, mixed use premises comprising an estate agent on 2 floors, a separate first-floor office suite and a small ground floor lock-up fashion retail unit.

Location

The building is situated in the High Street, surrounded by amenities including the Post Office and Budgens next door. Burnham village is located between Maidenhead and Slough, just off the A4, which provides access onto the M4. Heathrow airport is approximately an 8 mile drive. Burnham Train Station is part of Crossrail.

Accommodation

Name	sq ft	sq m
Ground - 76	164	15.24
1st - 76a	263	24.43
Ground - 78	396	36.79
1st - 78	192	17.84
Total	1,015	94.30

Viewings

By arrangement with the agents Sole Joint Agent at Page Hardy Harris and Philip Marsh Collins Deung.

Terms

Available freehold, subject to the following leases:

No 76 is let until June 2028 at £5750 p.a.

No 76a is let until April 2025 at £5850 p.a.

No 78 is let until March 2025 at £12,500 p.a.

Further details on application.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

All figures are quoted exclusive of VAT, which may be chargeable.



Viewing & Further Information



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**76-78 High Street
Burnham
Bucks
SL1 7JT**

Current Tenancies

		Next Review Break	
76	Picknbits Ltd Retail (Class E) Term 5 years from 28/9/23, outside the Act. Internal repairing & insuring	£5,750	28/09/2026 n/a
76a	Vanessa Costello Office (Class E) 3 years from 8th June 2022, outside the Act Internal repairing & insuring plus reimbursement of 20% landlord's costs of repairing the common parts	£5,850 n/a	n/a
78	The Romans Group (UK) Ltd Estate Agents (A2) 5 years from 1st March 2020 Internal repairing and insuring, subject to a schedule of condition, and to contribute to common parts repairs etc (excluding roof). Demise includes 3 parking spaces.	£12,500	n/a
		£24,100	

These particulars are provided without any guarantee by the vendor/lessor or agents and do not form part of any contract. Enquiring parties should satisfy themselves as to the correctness of any information or statement made. All measurements are approximate. All figures quoted are exclusive of VAT which may be chargeable.