



Office To Let or Freehold opportunity available

## 4 & 4a High Street

Burnham, SL1 7JH

Office, Residential

# TO LET / FOR SALE

1,184 sq ft

(110 sq m)

- Ground floor office with upper floor residential
- Car parking with the residential
- To Let or For Sale
- Town Centre location

# 4 & 4a High Street, Burnham, SL1 7JH

## Summary

<b>Available Size</b>	1,184 sq ft
<b>Rent</b>	£11,000 per annum for the Ground Floor Office
<b>Price</b>	£350,000 for the whole.
<b>Rates Payable</b>	£4,041.90 per annum from April 2026, for the Ground Floor.
<b>Rateable Value</b>	£8,100
<b>EPC Rating</b>	Property graded as D-D (62-100)

## Description

4 High Street benefits from a ground floor self contained office, available from July. The office includes two main rooms with an additional meeting room/storage, kitchen and wc. 4a High Street is a self contained two bedroom flat across the first and second floor, including a kitchen/dinning room, lounge, bathroom and master with an ensuite. The flat also has a courtyard on the ground floor and one parking space.

## Location

The office is situated in the High Street, close to local amenities including Costa Coffee and Tesco Express and car parking. Burnham is located between Maidenhead and Slough, on the A4, which provides access onto the M4. Heathrow airport is approximately an 8 miles drive. Burnham Rail Station (Crossrail) is approximately 15 minutes' walk.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	EPC
Ground - Office	424	39.39	D (100)
1st - & 2nd Floor Flat	760	70.61	D (62)
<b>Total</b>	<b>1,184</b>	<b>110</b>	

## Viewings

By prior arrangement with the agents.

## Terms

The ground floor office is available To Let at a rent of £11,000pa, for a term to be agreed. The lease will be direct with the Landlord.

OR

The whole building is available Freehold, subject to the AST for for the flat, more details available upon request.

## Business Rates

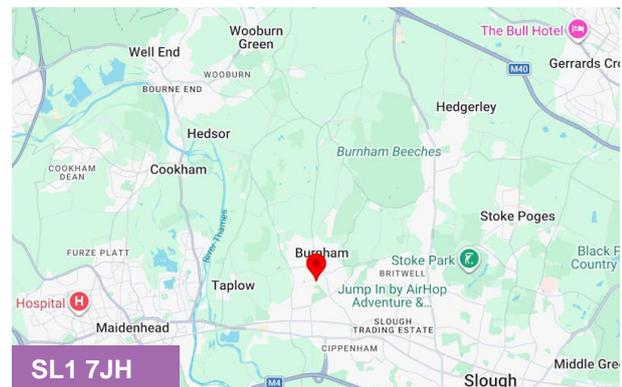
The tenant will be responsible for paying Business Rates on the Ground Floor directly to the Local Authority. The flat is Council Tax Band C.

## Legal Fees

Each party will be responsible for their own Legal Costs.

## VAT

We understand that this property is not elected for VAT.



## Viewing & Further Information



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