



Two Freehold Investments, with large car park.

105 - 107 High Street

Burnham, SL1 7JZ

Investment, Office, Retail

FOR SALE

2,387 sq ft

(221.76 sq m)

- 105 & 107 are available together or separately
- Income from 3 well established tenancies
- Large car park for more than 10 vehicles. Plus lock up garage.
- Potential to extend (STP)
- Total income receivable £37,200 pa

105 - 107 High Street, Burnham, SL1 7JZ

Summary

Available Size	2,387 sq ft
Price	Offers in excess of £550,000
Business Rates	Units rated individually
EPC Rating	Property graded as B-C

Description

The properties are well located in Burnham High Street on ground and first floor levels with an estate agents, hairdressers & physiotherapist together with a large car park to the rear, accessed via the archway.

Location

Conveniently located between Slough and Maidenhead, Burnham has excellent transport links to the M4 and M40. Burnham train station is on the Crossrail route and is just 1.2 miles away. The thriving High Street offers a wide range of amenities including supermarkets, coffee shops, Post Office, pubs and restaurants.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	EPC
Unit - 105 High Street - Retail, Offices & Garage	1,169	108.60	C (65)
Unit - 107 High Street - Retail	246	22.85	B (50)
Unit - 107 High Street - Ground and First Floor Offices	972	90.30	C (68)
Total	2,387	221.75	

Viewings

By prior arrangement via the agents. Please contact David Pearce - 07921 820 943

Terms

Offers invited in excess of £550,000 for the Freehold, subject to the following leases:

105 High Street, Let to Sequence Estate Agents Ltd from March 2024 for 5 years at £14,500 pax. Tenant break in 2027.

Part 107 High Street, Let to Jenni Carey from May 2024 for 6 years at £6,500pax. Subject to review at 3rd year.

Part Ground floor & First Floor 107 High Street, Let to Burnham Physiotherapy and Sports Injury Clinic Ltd for 10 years from September 2022 at £16,200 pax. Tenant break and review in September 2027.

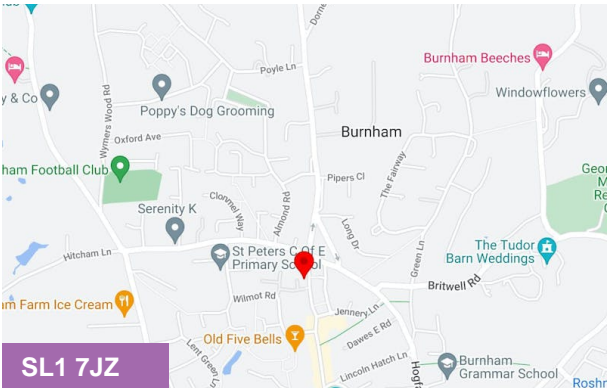
Total income receivable - £37,200 pa

Business Rates

The tenants are responsible for paying Business Rates directly to the Local Authority.

Legal Costs & VAT

Each party will be responsible for their own Legal Fees. All figures are quoted exclusive of VAT, which may be chargeable.



Viewing & Further Information



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More properties @ [pagehardyharris.co.uk](https://www.pagehardyharris.co.uk)