



PMCD RETAIL

SHOPS & RESTAURANTS



PROMINENT “CLASS E” SHOP TO LET OPPOSITE TESCO EXPRESS

576 ft² (53.5 m²)

71 HIGH STREET, BURNHAM, BUCKS SL1 7JX

- CLASS E – SUITED TO MANY USES – PREVIOUS USE – HAIR & BEAUTY
- ARGUABLY THE BEST RETAIL POSITION IN BURNHAM
- OPPOSITE TESCO EXPRESS
- CLOSE TO MAIN TOWN CAR PARK + STREET PARKING NEARBY

LOCATION

Burnham is located between Beaconsfield to the north and Slough to the south. Access to major trunk roads and the rail network (Elizabeth Line) are close at hand. Burnham is a small, market town with many shops, restaurants and pubs. 71 High Street is very central, close to Tesco and street parking and opposite the junction with Jennery Lane and the public car park.

EPC

Rating C (71)



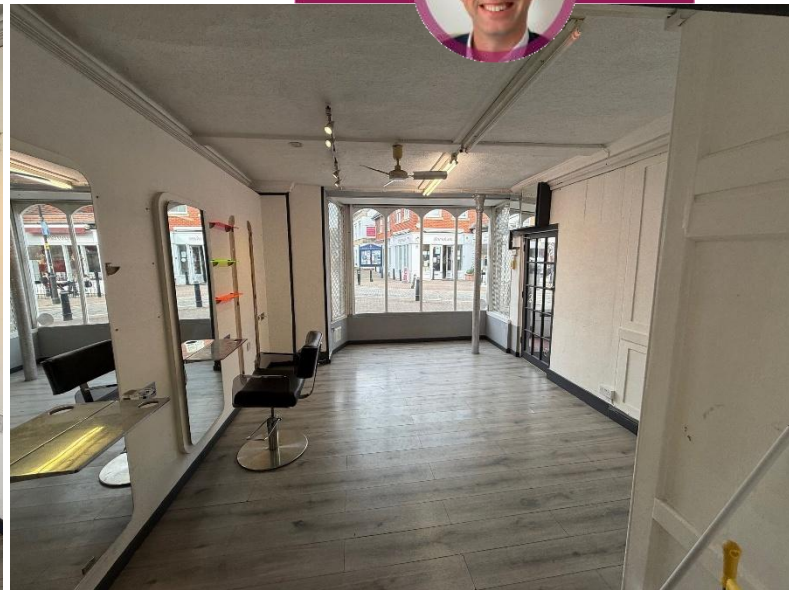


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Your contact for this property

DAN COLLINS
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DESCRIPTION

The available unit is one of two in the building, and previously traded as a hair and beauty salon. The shop is divided into two principal areas, but currently arranged as front sales/hair salon with two treatment rooms and small kitchen plus wc at the rear.

FLOOR AREAS

Sales:	27.7 m ² (298 ft ²)
Rear area (currently arranged as 2 treatment rooms):	21.2 m ² (228 ft ²)
Storage/kitchen:	4.7 m ² (50 ft ²)
Total:	53.5 m² (576 ft²)
	Plus WC

TERMS

Available on a new lease for a term by arrangement at a rent of £15,250 per annum exclusive of business rates, utilities, building insurance and VAT, if applicable.

VAT

VAT is not currently payable on the rent.

BUSINESS RATES

We understand the 2023 Rateable Value is £7,800. Rates payable for tax year 25/26: approx. £3,895 although 100% discount may apply, rendering zero rates payable, subject to status. Details on application or via Buckinghamshire Council – 01895 837540

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VIEWING

Strictly by appointment through the sole agents:

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Regulated by RICS 