



BUILDING SURVEYS RENT REVIEWS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS LETTINGS  
LETTINGS RENEWALS LEASE RENEWALS VALUATIONS MANAGEMENT INVESTMENTS BUILDING SURVEYS SALE

### Commercial Property Consultants

Offices at High Wycombe and Marlow

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PROPERTY PARTICULARS

## LONG LEASEHOLD OFFICE INVESTMENT FOR SALE

2 Church Street  
Burnham  
Slough  
SL1 7HZ



GRADE II LISTED FIRST FLOOR OFFICES WITH PARKING

1,421 SQ FT / 132 SQ M

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## **LOCATION**

The property is situated on the corner of Church Street and High Street within the centre of the village of Burnham. Burnham has excellent transport links being within close proximity to the M4 to the south, which provides a ready access to the M25 motorway and Heathrow Airport. The village has a railway station with trains to London Paddington (34 minutes).

## **DESCRIPTION**

The building is Grade II listed and is the first floor property above 47 High Street. Access to the property is from Church Street at ground floor level which leads to an entrance lobby and a staircase leading to the first floor. The accommodation comprises attractive period offices which provides a mixture of open plan and executive offices and includes a kitchen, reception area and male and female WCs. There is an abundance of original features within the building including exposed beams.

There are three car parking spaces located in a communal area and accessed via Church Street.

## **ACCOMMODATION**

The premises provide the following accommodation measured on a net internal area basis: -

First Floor Offices: 132.06 m<sup>2</sup> / 1,421.49 sq. ft.

## **INVESTMENT SUMMARY**

The property is let to Sweeting & Smedley Limited from 29<sup>th</sup> September 2019 for a 12 year term. The commencing rent is £12,000 per annum and the rent increases by roughly 3% every year until the end of the term. The current rent is £13,506 per annum.

The tenant has a rolling break clause from 29th September 2023 operable with a minimum of six months prior written notice at any time. The lease is contracted outside of The Security of Tenure Provisions of The Landlord & Tenant Act 1954 Part II.

## **LONG LEASEHOLD DETAILS**

The long lease is for a term of 99 years from the 25th March 1980 expiring on 24th March 2079. The rent is £100 per annum.

## **PRICE**

Our clients seek offers of £150,000 for their long leasehold interest, plus VAT.

## **RATES**

The Valuation Office indicates a Rateables Value as of 1st April 2023 of £17,500. Rate in the £ for 2024/25 is 49.9p

## **ENERGY PERFORMANCE RATING**

D-85

## **LEGAL COSTS**

Each party is to be responsible for their own professional and legal fees.

## VIEWING

Strictly by appointment with the Sole Agents Duncan Bailey Kennedy:-



**Phillip Mawby / Tom Good**

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