

Commercial Unit at 3 Burkes Parade
Beaconsfield, HP9 1NR



Annual Rental Of £35,000



Ground floor retail unit available on NEW LEASE. Prominent location with great visibility.

Available To Let on full repairing and insuring terms.
Use Class E – Covering a broad range of commercial uses
Size Circa. 88m2

A new lease will be available on full repairing and insuring terms.
We are advised the property has not been elected for VAT.

Found on:

Member of:

Langhams Estate Agents

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To view this property please contact Langhams Estate Agents

Tel: 01753 550 775

Email: lettings@langhamsproperty.com

The current ratable value will be reassessed once internal partition works have been completed.
The EPC will also be reassessed once internal works to the ground floor have been completed.

Please Note: Under the Estate Agents Act 1979 we are required to declare any conflict of interest. A member of Langhams Estate Agents has an interest in this property. If you have any queries regarding this, please contact us for further information.

Ref: LEA03301

All negotiations for this purchase must be made through Langhams Estate Agents.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 Langhams Estate Agents has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor, and it is in the buyers interest to check the working condition of any appliances. References to the Tenure of a Property are based on information supplied by the Seller. Langhams Estate Agents has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and do not constitute part or all of an offer or contract. Any measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. No employee or partner of Langhams Estate Agents has authority to make or give any representation or warranty in relation to the property.