

The **Frost** Partnership

Sales Lettings Surveyors Commercial New Homes Auctioneers Land



RETAIL UNIT - 46.24 SQ M (498 SQ FT)

6 SWAINS MARKET,
FLACKWELL HEATH, HP10 9BL

TO LET

The **Frost** Partnership 1 Burkes Parade Beaconsfield Buckinghamshire HP9 1NN T: 01494 680909
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The Frost Partnership has a network of offices in the Chilterns and Thames Valley

The Frost Partnership is the trading name of J.C. Frost & Co. Surveyors (Thames Valley) Ltd. Registered Office: 55 Station Road, Beaconsfield HP9 1QL
Registered in England Reg. No. 3027213 VAT Registration No. 636 1078 47

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PROTECTED

Prominent local parade

Adjoining roundabout facing Sainsburys

GROUND FLOOR SHOP - 498 SQ FT

6 SWAINS MARKET, FLACKWELL HEATH, HP10 9BL

TO LET

LOCATION

Situated within a busy local parade close to **Sainsburys** with adjoining local retail traders including **Frackle Fryer**, **Nail Envy** and **Nick G's Unisex Hair Salon**.

ACCOMMODATION

A ground floor shop having the following dimensions and net floor areas:-

Main frontage	11'4" (3.47 m)
Return frontage	11'52 (3.48 m)
Shop depth	32'5" (9.89 m)
Rearmost corridor store	38.5 sq ft (net of corridor)

Externally – 2 lock-up garages

LEASE TERM

10 years on a full repairing and insuring basis subject to an upwards rent review at the end of the 5th year.

RENT

£9,000 per annum exclusive, payable quarterly in advance.

DEPOSIT

A rental deposit may be required, subject to status.

USE

A1 retail.

RATES

RV: £8,200: rates payable 2018/19 = £3,936 p.a. (to be confirmed): small business rates relief may be available.

EPC

Rating E - 125.

VAT

All sums quoted exclude VAT, where appropriate.

LEGAL COSTS

Each party to pay their own.

VIEWING

Strictly by appointment via letting agents:-

FROST COMMERCIAL - 01494-680909

SUBJECT TO CONTRACT

Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent "The Frost Partnership" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.