Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
For details of all available properties visit our website

PROPERTY PARTICULARS

POTENTIALLY NO BUSINESS RATES PAYABLE

Preliminary Particulars

SELF-CONTAINED OFFICE WITH PARKING SITUATED IN THE HEART OF BOURNE END VILLAGE WITH RESTAURANTS / CAFES AND ALL ITS AMENITIES

28 THE PARADE
BOURNE END
BUCKS SL8 5SY













353 sq.ft. (32.83 sq.m) Approx. Net Internal Area

TO LET

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 located in Bourne End High Street with the benefit of its local amenities. The A404M is 5 minutes' drive giving access to the motorway network, the M40 (J4) and M4 (J8/9) motorways. Heathrow Airport is approximately 16 miles drive.

Bourne End rail station with trains via Maidenhead (Crossrail) to London Paddington and Reading is 2 minutes' walk.

DESCRIPTION
A self-contained office in the heart of Bourne End which benefits from a predominately open plan office on the first floor. The office comes with one parking space, kitchenette, and WC facilities.

ACCOMMODATION (Approx. Net Internal Area)

TOTAL - 353 sq.ft. (32.83 sq.m)

TERMS
The property is available on a new full repairing and insuring lease for a term to be agreed by negotiation. The lease will be direct with the Landlord.

RENT
£9,950 per annum exclusive of all other outgoings such as building insurance, business rates and utilities. Plus VAT if applicable.

VAT
All figures quoted are exclusive of VAT which may be chargeable.

RATEABLE VALUE
The Rateable Value, applicable from 1st April 2026 is £7,500. Rate in £ for 2026/7 is 43.2p.
NB. Small Business Relief may be applicable.

LEGAL COSTS
Each party to be responsible for their own legal costs involved.

ENERGY PERFORMANCE RATING
C - 70

VIEWING - By appointment with the Sole Agents: -

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