

DEVELOPMENT OR REFURBISHMENT OPPORTUNITY



42 Queen Street, Maidenhead, Berkshire SL6 1HZ

Freehold For Sale - Planning permission to provide new Residential and Retail accommodation



Savills and Kempton Carr Croft are pleased to present the following opportunity that we trust will be of interest to you.

KEY HIGHLIGHTS

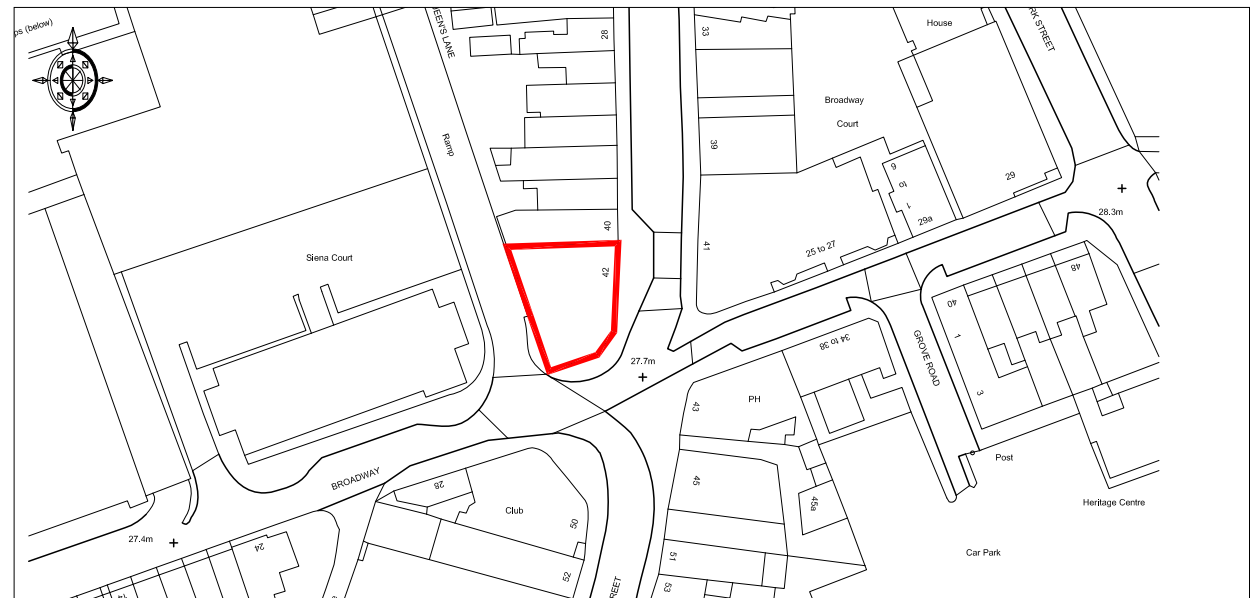
- Planning Permission for 9 apartments and retail unit for A1 or A3 use - (17/03799/FUL)
- Residential and retail NIA 8439 sq ft
- Located in Maidenhead town centre
- Maidenhead Railway Station lies approximately 0.2 miles, circa 5 minute walk, to the south west
- Offers for the freehold interest to be received by noon on 28th June 2019

LOCATION

Queen Street is located in central Maidenhead; a vibrant and sustainable town with enviable transport connections. Maidenhead is strategically located within the Thames Valley; just 30 miles west of central London and in the heart of the M4 science and technology corridor on the River Thames. Other key towns in the region are within easy reach; Reading approximately 27 km (15 miles) to the west, Slough approximately 12km (8 miles) to the east, and Windsor approximately 10km (6 miles) to the south east.

Maidenhead railway station is located approximately 0.25 km (0.2 miles) to the south west of the property and offers direct services to London Paddington (approximately 25 minutes), Slough (12 minutes), Reading (18 minutes) and Didcot (45 minutes), with additional connecting services to the Midlands and South West.

Maidenhead offers a range of shops focused around the pedestrianised High Street and adjoining traditional streets. The Nicholson Centre offers a further selection of stores including well-known names such as Pandora, WHSmith, Robert Dyas, and Topshop/ Topman.





TRAVEL

Maidenhead is ideally located within the commuter belt, with good access to major road and rail links. Maidenhead Railway Station is 0.25 km (0.2 miles) from the site, with the A404 and M4 4.2km (2.6 miles) to the south. London is 48km (30 miles) to the east of Maidenhead, with Reading located 21km (12.8 miles) to the south west.

CROSSRAIL ELIZABETH LINE

Towns situated along the route for Crossrail, such as Maidenhead and Reading, have seen significant town centre growth, which is expected to increase again once the service is operational.

Once implemented, the Crossrail Elizabeth Line is expected to offer access to a number of key stations, including Bond Street and Stratford with journey times of approximately 41 and 57 minutes respectively.

Crossrail will deliver a direct line into London employment and business centres such as the West End, the City and Canary Wharf.

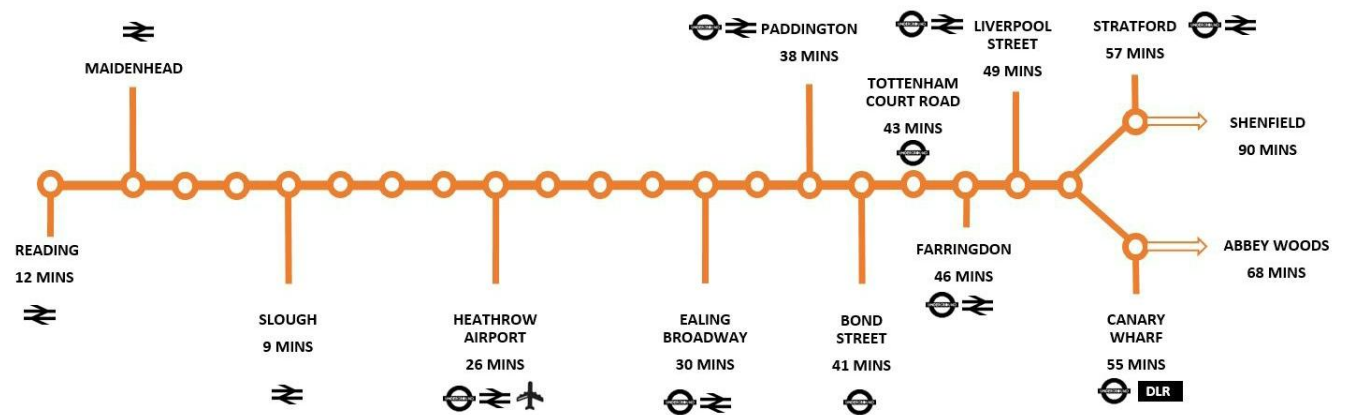
HEATHROW RAILWAY LINK

As part of Network Rail's Railway Upgrade Plan a new rail tunnel to link the Great Western Mainline to London Heathrow Terminal 5 is being planned.

The rail connection will speed up journeys to Britain's busiest international airport, by allowing passengers to travel to the airport from Maidenhead without going into London Paddington. Journey times are expected to be approximately 15 minutes from Maidenhead to Terminal 5.



Elizabeth Line - Maidenhead Railway Station Proposed CGI

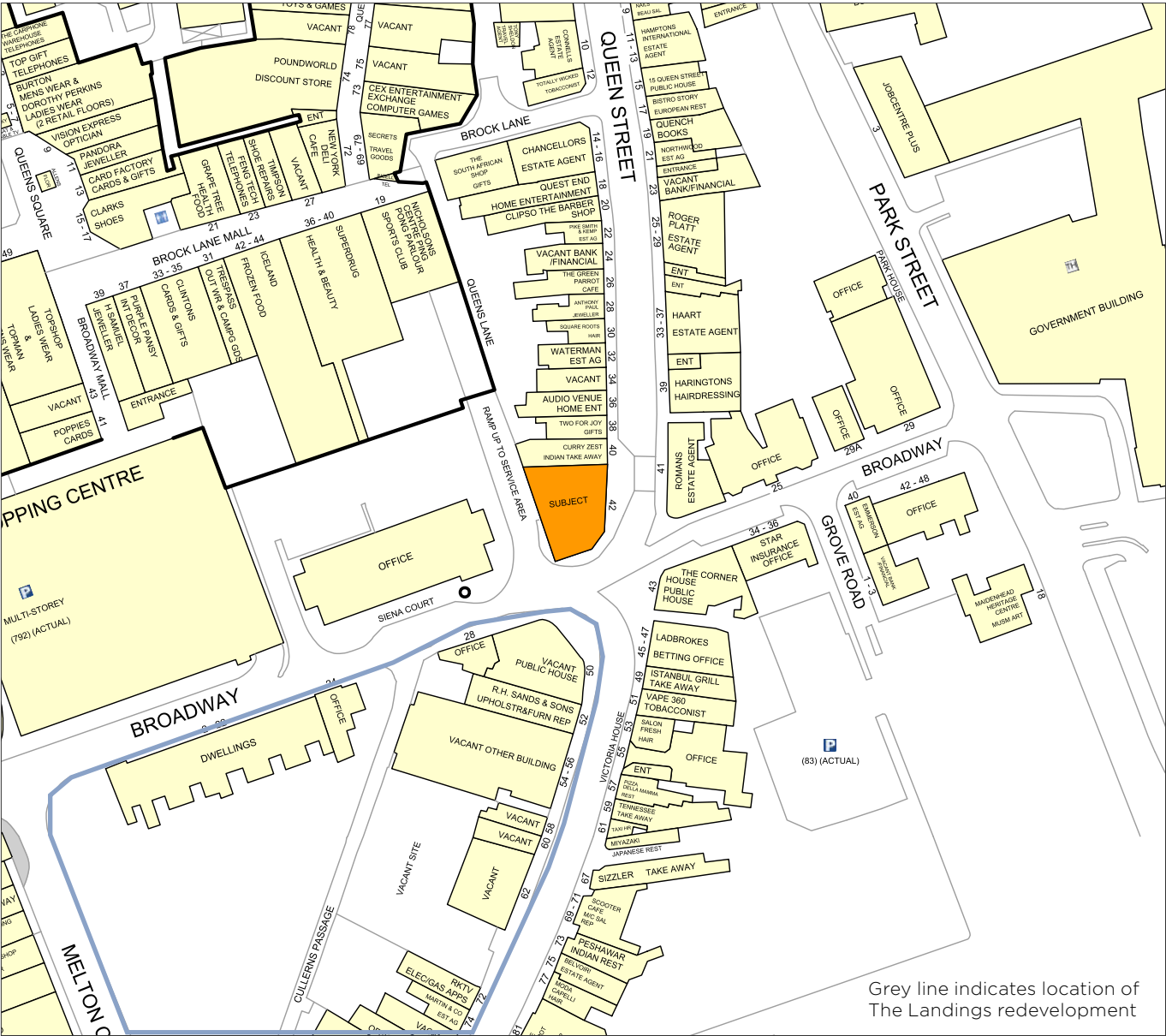


MAIDENHEAD REGENERATION

Nearly £1 billion of investment is expected in Maidenhead town centre over the next 10 years with an ambitious regeneration plan including 100,000 sqm (1,076,391 sq ft) of office space, redeveloped streets and spaces, improved parking and transport interchange as well.



Maidenhead - proposed CGI of The Landings regeneration



Grey line indicates location of The Landings redevelopment

LEGAL

The site is owned freehold under title BK446272. The purchaser should consider the title information contained in the information pack and take advice from a legal professional.

PLANNING

The site was granted planning permission on 12th April 2018 for the construction of a part 3 storey, part 4 storey and part 5 storey mixed use development, with retail accommodation at ground floor and 2 x 1, 7 x 2 bedroom apartments above, following the demolition of the existing building. Planning documents for this site can be found on the Council's website under planning no. 17/03799/FULL.

PROPOSED SCHEDULE OF ACCOMMODATION

	FLOOR	GIA SQM OF UNIT	GIA SQFT OF UNIT
Proposed Retail Unit	Ground	155	1,668

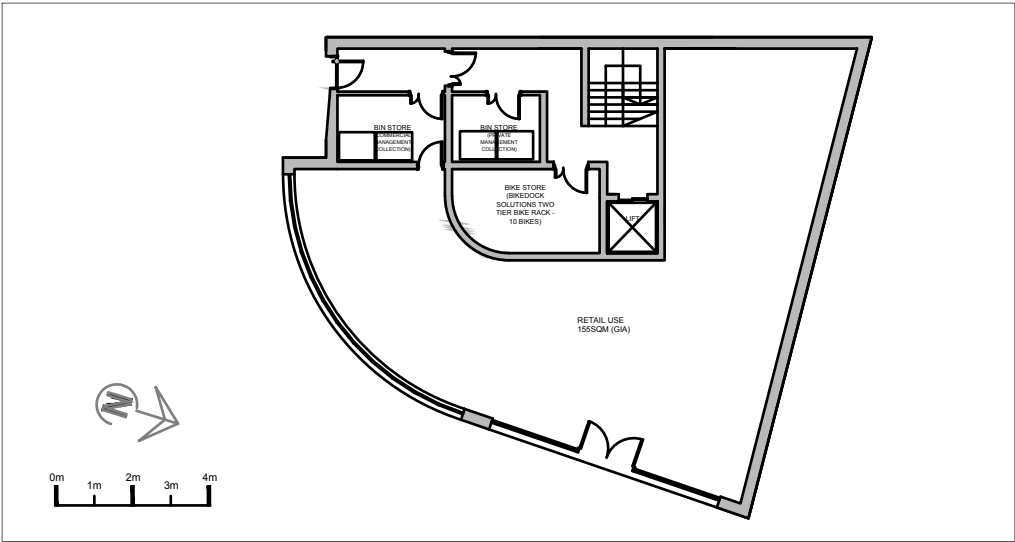
APARTMENT	FLOOR	BEDS	GIA SQM OF UNIT	GIA SQFT OF UNIT	BALCONY
1	First	2	71	764	Yes
2	First	1	52	560	No
3	First	2	75	807	No
4	Second	2	50	538	Yes
5	Second	1	61	657	No
6	Second	2	74	797	No
7	Third	2	77	829	Yes
8	Third	2	72	775	Yes
9	Fourth	2	97	1,044	Yes
Total			629	6,771	

ADDITIONAL AREAS	FLOOR
Bin Store Commercial	Ground
Bin Store Private	Ground
Bike Store (10 Bikes)	Ground
Lift	Available to all floors

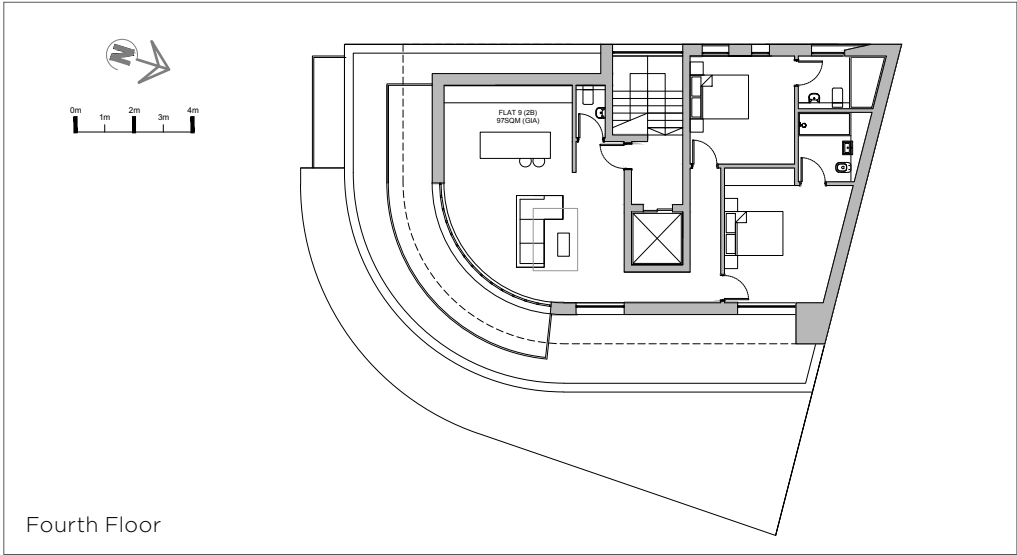
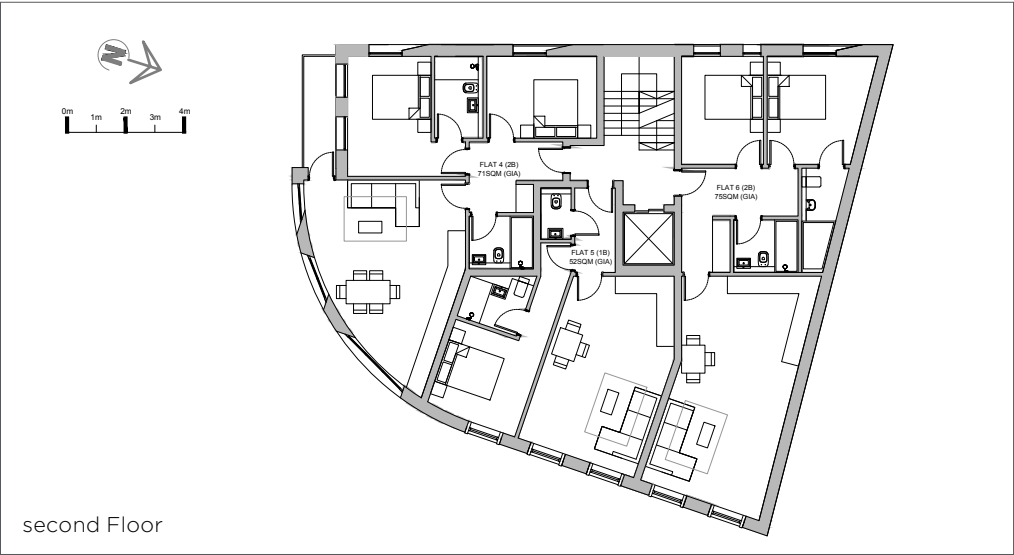
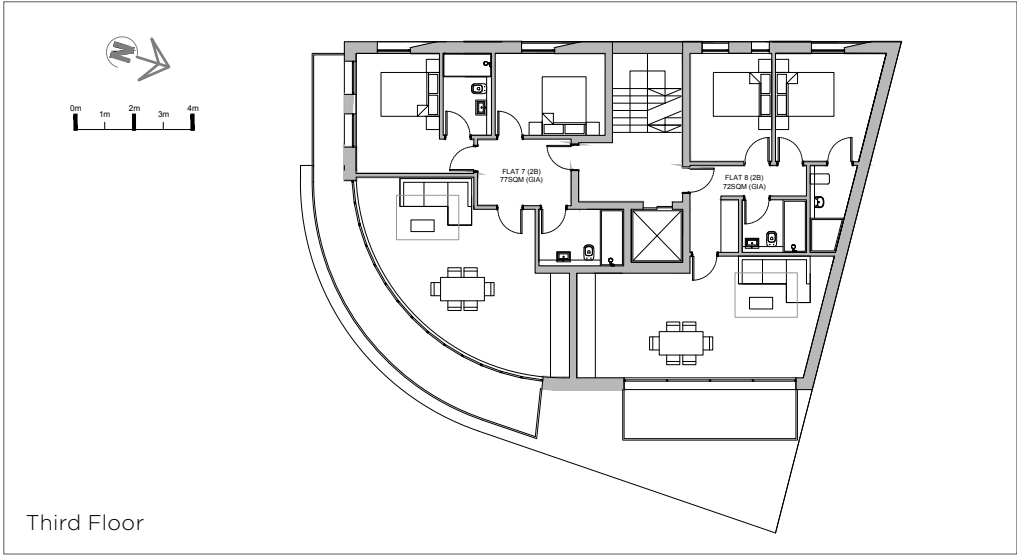
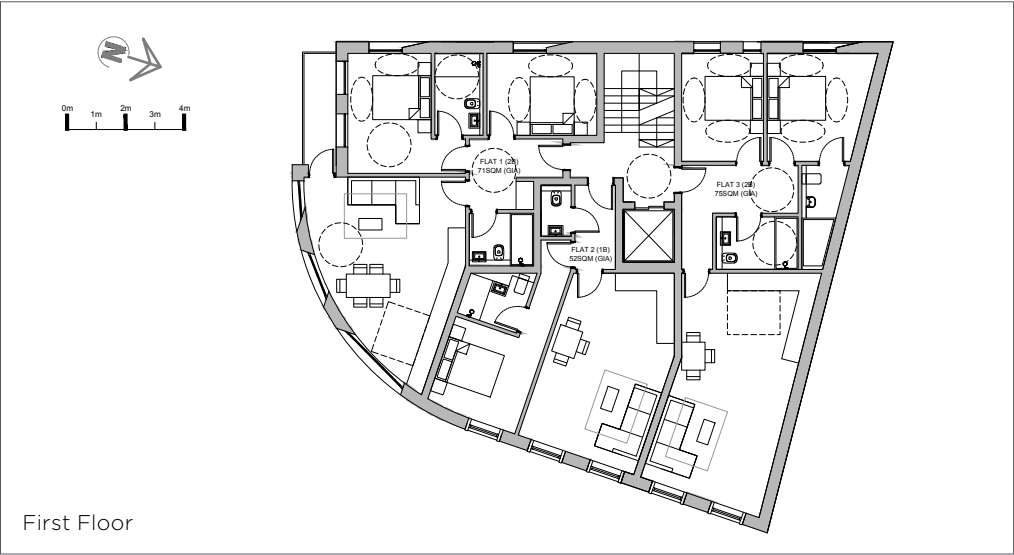


PROPOSED RETAIL UNIT FLOOR PLAN

The proposed scheme has dual frontage onto both Queen Street and Broadway, with access to the retail unit located on the Queen Street side.



PROPOSED RESIDENTIAL FLOOR PLANS



EXISTING BUILDING

The accommodation currently provides open-plan retail accommodation at ground floor level with full width and height glazed frontage to both Broadway and Queen Street elevations. The ground floor benefits from private kitchen and toilet facilities plus small store to rear.

By separate entrance from Broadway offices can be found at first and second floor levels which have been sub divided into various lettable suites with kitchen and toilet facilities.

EXISTING USE	FLOOR	NIA SQM	NIA SQ FT
Retail	Ground	204	2,195
Office	First	147	1,595
Office	Second	131	1,429
Total		482	5,219

ALTERNATIVE USE

The retail unit may be suitable for a variety of uses such as A1 retail, A2 financial services, A3 restaurant, A4 pub, A5 takeaway and could have potential leisure uses such as a gymnasium, subject to planning permission.

The first and second floors could continue to be utilised as small lettable office suites or let to a single occupant.

The existing office space to the upper floors of the building could be suitable for conversion to residential under permitted development rights, subject to planning.





VIEWINGS

External site viewings can be undertaken from the roadside. If you wish to arrange an internal inspection of the site please contact the agents to arrange a viewing time. Please note the agent does not take any responsibility for any loss or injury caused whilst carrying out a site visit.

OFFERS

Unconditional offers are sought via informal tender for the freehold interest by noon **28th June 2019**.

The vendor will not be obliged to accept the highest or any other offer.

VAT

The sale of this site is not subject to VAT.

SERVICES

Parties are advised to make their own enquiries relating to services and utilities based on their requirements.

INFORMATION PACK

An Information Pack is available containing further detailed information. Please contact Savills or Kempton Carr Croft to be sent the Information Pack.

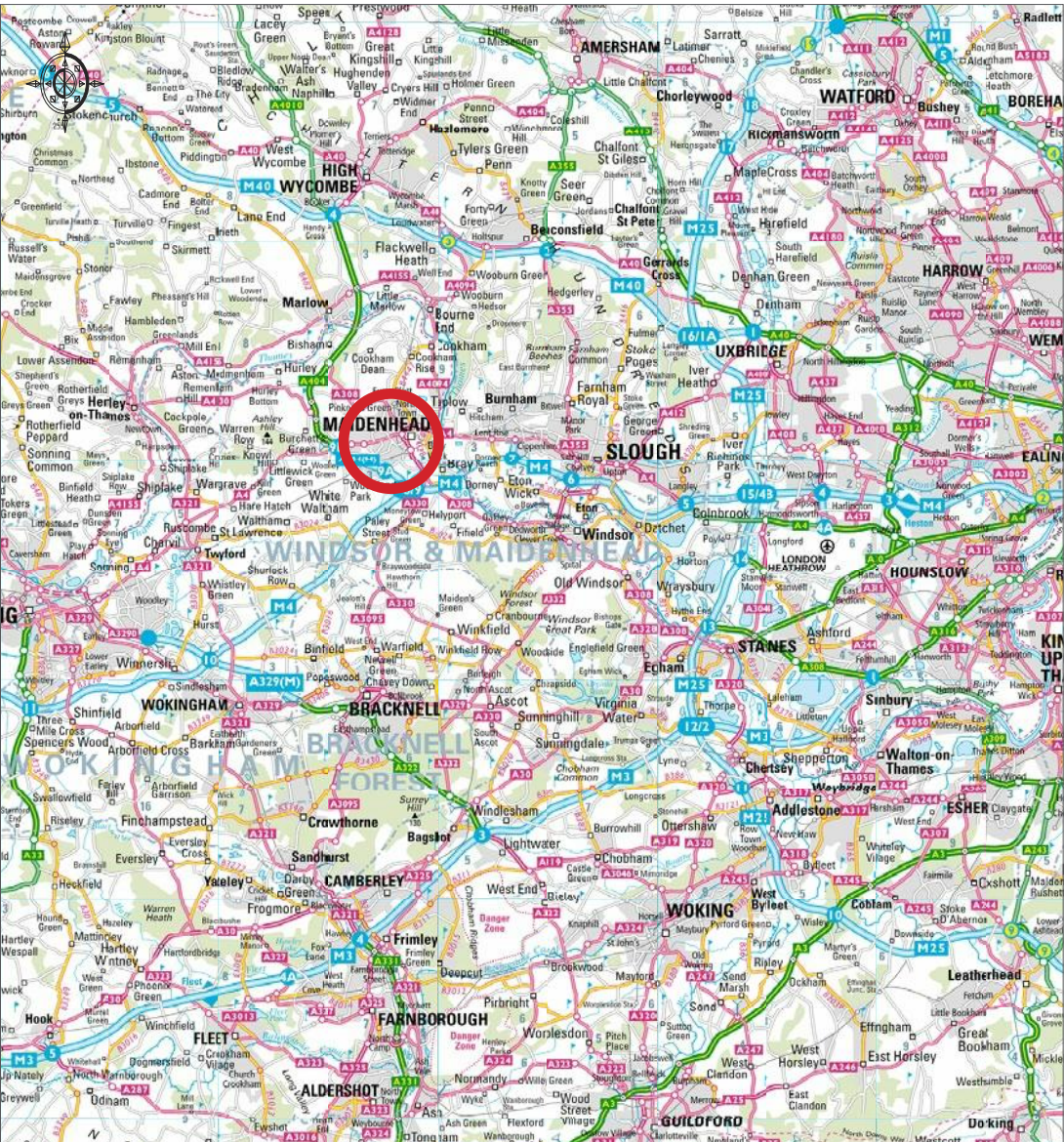
EPC

The property has an EPC rating of C for the retail unit and E for the office space, a copy of which is provided within the information pack.

LOCAL AUTHORITY

The Royal Borough of Windsor and Maidenhead,
Town Hall,
Maidenhead
SL6 1RF

www3.rbwm.gov.uk



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CONTACT

For further information please contact:

Savills

Ed Keeling MRICS

0118 952 0500
ekeeling@savills.com

Fiona Sullivan

0118 952 0501
fiona.sullivan@savills.com

Kempton Carr Croft

Mitchell Brooks

01628 582707
mitchell.brooks@kemptoncarr.co.uk

David Pearce

07921 820943
David.pearce@kamproncarr.co.uk



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