

FREEHOLD SHOP AND UPPER PARTS **FOR SALE**



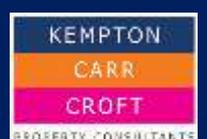
1,406 Sq. Ft. (130.60 Sq. M.)

32 Queen Street
Maidenhead

Berkshire
SL6 1HZ

WITH POTENTIAL FOR PD TO UPPER PARTS

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property occupies a prominent town centre location close to the High Street and Broadway and with the entrance to the Nicholson Shopping Centre close by.

Maidenhead is currently subject to a number of large residential and commercial development schemes and the property is within walking distance of Maidenhead railway station which provides regular service to London and the West Country and which is due to be enhanced on the arrival of Crossrail in 2021.

Description

The premises comprise ground floor shop with ancillary office space on the upper floors together with good size basement providing ancillary storage and utility space.

The property benefits from parking at the rear for 2-3 cars which is accessed via Nicholsons Lane.

There is potential (STP) to convert/extend the upper parts to residential use.

Accommodation

	Sq. Ft.	M2
Ground Floor Retail Space	463	43.02
Kitchen	52	4.80
Ladies & Gents WC	n/a	n/a
First Floor Offices	303	28.1
Second Floor Offices + WC	290	26.9
Basement	300	27.87
TOTAL	1,406	130.60

Approx net internal area (NIA)

Terms

Offers are invited for the freehold in the order of £475,000.

Business Rates

Billing authority: The Royal Borough of Windsor & Maidenhead

Rateable value: £17,250.00

Rates Payable 2019/20: £8,469.75

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is not elected to pay VAT.

Amenities

- Prominent and Busy Location
- Potential Conversion/Extension of Upper Parts (STP)
- Benefit of A1/A2 Consent
- Rear Access with Parking

Energy Performance Rating

T.B.C.

Viewing and further information



David Pearce

david.pearce@kemptoncarr.co.uk

07921 820943



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

