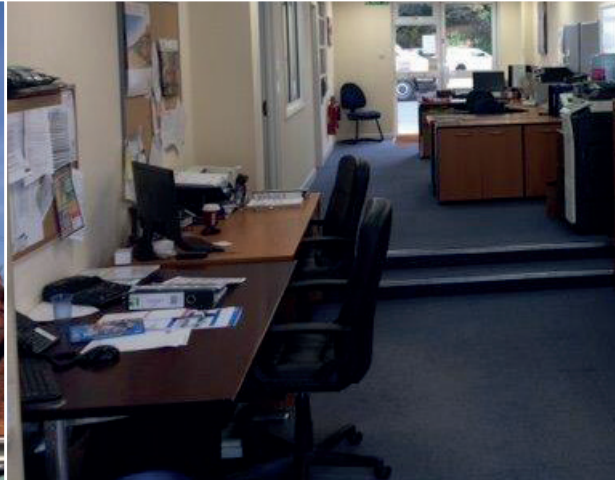


Unique opportunity to acquire Freehold Site 70-72 St Mark's Road, **MAIDENHEAD** SL6 6DW



6,420 sq ft / (596.51 sq m) | **£750,000**

Part vacant, part income producing.

Residential Site potential (STP)

FOR SALE



CONTACT

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70-72 St Mark's Road, MAIDENHEAD SL6 6DW

DESCRIPTION

The property comprises a pair of semi-detached properties, one comprising workshop/warehouse with offices and is offered with full vacant possession. 72 St Mark's road is a self-contained D1 building on ground and first floor levels currently occupied by a Physio Therapist. In addition, there is a rear yard with detached lock-up store and parking accessed from All Saints Avenue.

LOCATION

The property is situated in an attractive mixed residential/commercial area approximately one mile west of Maidenhead Town Centre and within easy reach of all shopping, restaurant and banking facilities. Maidenhead is a thriving town within the Thames Valley offering good links to the M4 motorway at Junction 8/9. In addition there is an excellent railway service to London which will be enhanced in 2019 with the completion of Crossrail Link (Elizabeth Line) and which will connect through to Canary Wharf and West London.

TERMS

Asking price: £750,000

> 70 St Mark's Road is offered with full vacant possession.

> 72 St Mark's Road is currently let and tenant is holding over at £15,500 pax.

Business Rates: We understand the premises have a Rateable Value of £19,000 per annum.

Rates Payable: tbc

AMENITIES

- > D1 Consent (no. 72)
- > New uPVC Windows
- > Gas Fired Central Heating
- > Good Onsite Parking
- > Potential Residential Development Site (STP)
- > Immediately Available
- > Unconditional Offers Invited
- > VAT: We understand the property is not elected for VAT and it will not be charged on any disposal.

ACCOMMODATION

70 St Mark's Road (Approx GIA)

Ground floor offices	780 sq ft
Internal store	156 sq ft
Rear store, WC & Kitchen	622 sq ft
Detached workshop/store	302 sq ft
TOTAL	1,860 sq ft (172.9 sq m)

72 St Mark's Road (Approx NIA)

Ground floor	727 sq ft
First floor	274 sq ft
TOTAL	1,001 sq ft (93.08 sq m)

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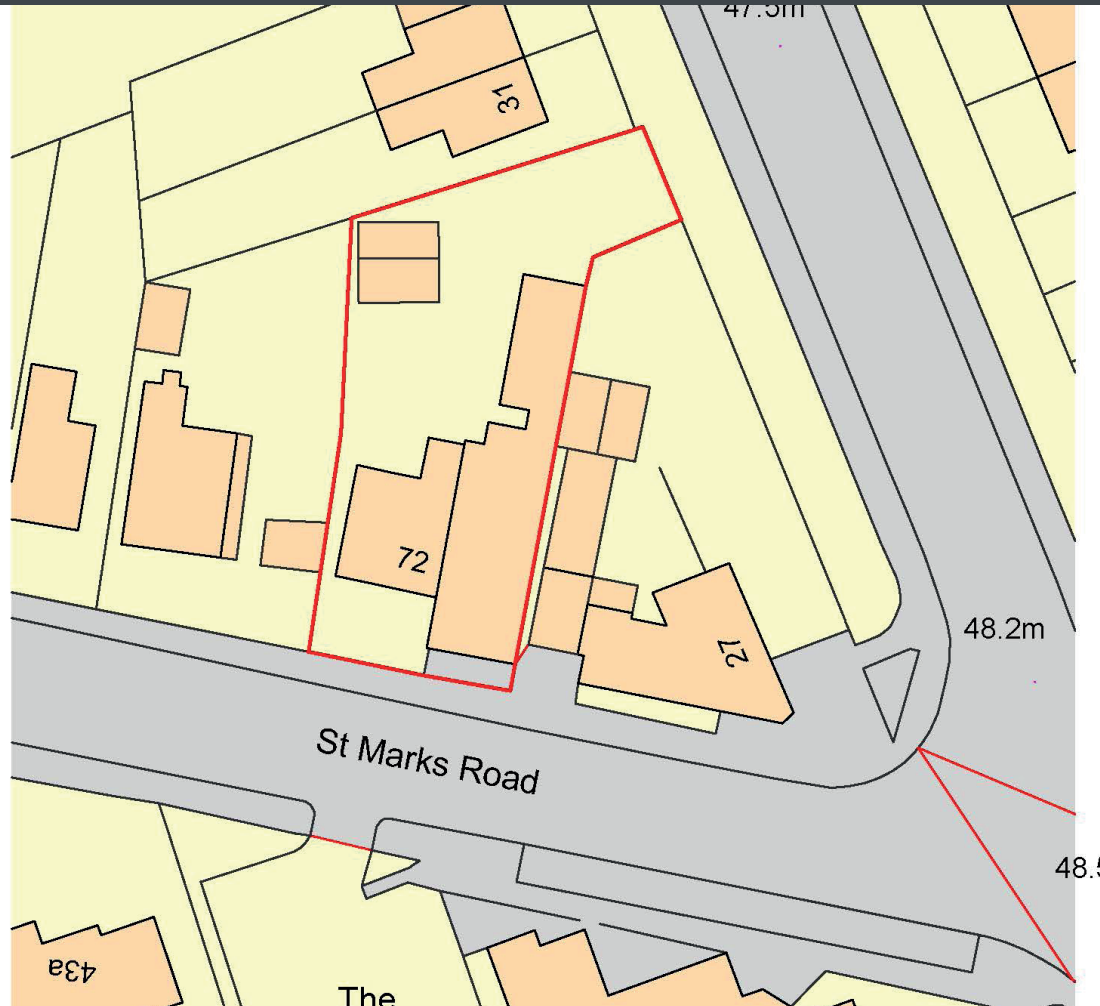
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