

WORKSHOP, STORE & LOCK-UP-SHOP WITH 9 BEDROOM MAISONNETTE FOR SALE



Ground floor - 2,165 sq.ft. (201.16 sq.m)

82, 82a Furze Platt Road

Maidenhead

Berks

SL6 7NH

Potential for redevelopment S.T.P.

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Location

The site is situated on Furze Platt Road, between the junctions of St Peter's Road & Switchback Road South, just one mile to the north-west of Maidenhead Town Centre, and within a few minutes walking distance of Furze Platt Junior and Secondary Schools, and thereon to Pinkneys Green National Trust area.

Furze Platt Branch-line station is located within 0.4 miles, and Maidenhead Mainline Railway Station is located approximately 1.4 miles from the subject site and provides a regular service to London Paddington.

Junction 8/9 of the M4 Motorway is located within three miles of the property, providing access thereon to the M25 and London Heathrow Airport which is approximately 25 mins drive from the property.

The neighbouring property, previously trading as a One-Stop, with residential accommodation above, appears to be vacant.

A planning application has been submitted for change of use of the ground floor from retail to residential.

Description

The ground floor is currently occupied by a second hand tyre fitter, however V.P. will be made available upon completion. The upper floors are divided into 9 bedrooms with shared access of kitchen and two bathrooms. All of the rooms are let via R.B.W.M. on flexible terms at a rental £350 pcm per room. The letting of the rooms via R.B.W.M. can continue as part of the sale or V.P. can be provided upon completion, following notice having been served upon the various tenants.

	Sq.ft.	Sq.m
Workshop & Store	1,947	180.84
Lock-up Retail unit	219	20.32
Residential uppers	Not Measured	

Approx. G.I.A areas

Price

Offers are sought in the region of £1,500,000

Business Rates

The VOA are detailing the rateable value for the ground floor as £11,500 per annum.

We suggest this amount is verified and the amount payable, by contacting the ratings officer directly to discuss.

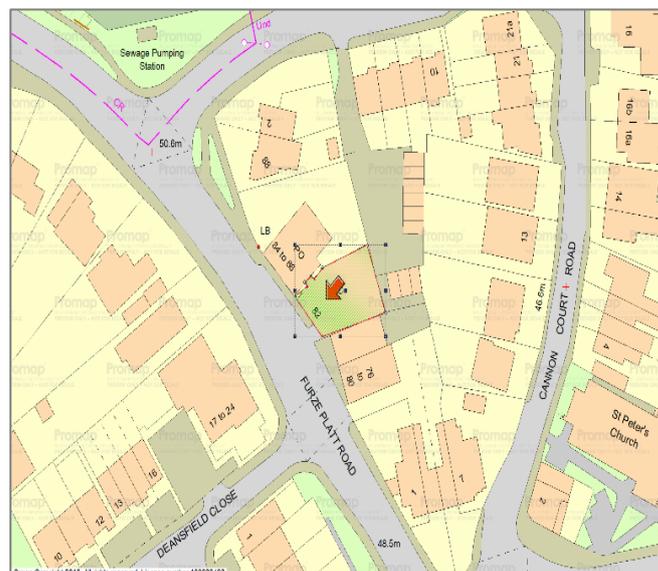
Legal Costs/VAT

Each party to bear their own professional and legal costs.

We understand the property is not elected to pay VAT.

Energy Performance Rating

T.B.C



Viewing and further information



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PROPERTY CONSULTANTS