

A5 PREMISES WITH LARGE 2 BED MAISONNETTE **FOR SALE**



522 SQ.FT. (**48.51** SQ.M) approx. NIA

77 / 79 Windsor Road

Maidenhead

Berkshire

SL6 2DN

**RETAIL PREMISE WITH TAKEAWAY PLANNING PERMISSION &
AMPLE CAR PARKING**

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is prominently situated fronting the A308 with ample car parking to the front and side of the property. The A308 is the main thoroughfare for vehicles passing between Windsor & Maidenhead with the property being situated equidistance to both.

Description

The retail accommodation benefits from full width and height glazed frontage providing access to well maintained and presented retail space with deli counter and pizza oven. Leading onto food prep area and WC to rear. Externally a yard can be found. The retail accommodation is fully fitted.

The retail unit has A5 consent (reference: 14/00524/FULL on the RBWM website).

To the side of the property a private access can be found with stairs leading to a large split level two-bedroom maisonette which is well presented throughout.

Terms

Offers in the region of £525,000 are being sought for the freehold.

The property is NOT elected to pay VAT.

All fixtures and fittings of the current Italian takeaway / deli are available by way of separate negotiation.

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead. The property has a Rateable value of £6,300.

We suggest the amount, 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.

Amenities

- Accessible and prominent roadside position
- Full width and height glazed frontage
- Large self-contained 2 bed maisonette
- Ample car parking

Energy Performance Rating

Takeaway: C-57
Maisonette: D-63



Viewing and further information



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PROPERTY CONSULTANTS