

RETAIL/SHOWROOM PREMISES FOR SALE



2,353 Sq. Ft. (218.70 Sq. M.)

1a Cordwallis Road

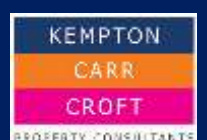
Maidenhead

Berkshire

SL6 7DQ

**SUITABLE FOR A NUMBER OF USES/CONVERSION SUBJECT TO
PLANNING**

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The premises are located close to the Cordwallis Commercial Estate and approximately 1/2 mile from Maidenhead town centre. Maidenhead is a thriving residential and commercial centre benefitting from excellent communication links including the M4 motorway (Junction 8/9) and ready access to Heathrow airport and Central London. Maidenhead has a mainline railway station with frequent services to London Paddington which are due to be further enhanced with the arrival of Crossrail.

Description

The property comprises a detached two storey commercial premises which ground floor retail and showroom space together with further showroom and offices at first floor level.

There is a forecourt area at the front of the property providing parking for 3-4 vehicles.

Accommodation

	Sq Ft	M2
Ground Floor Retail	1,657	154
First Floor Showroom	696	64.7
TOTAL	2,353	218.7



Terms

Price £425,000

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £15,500

Rates payable 2019/20: £7,812

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.

Amenities

- Air conditioning
- WC facilities
- On-site parking
- Feature lighting
- Potential for a number of uses STP
- Available freehold

Energy Performance Rating

B-43

Viewing and further information



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