

RETAIL / RESIDENTIAL INVESTMENT OPPORTUNITY - FOR SALE



12, 14 & 14a Furlong Road

BOURNE END

Bucks

SL8 5DG

**Walking Distance of Train Station & Town Centre
With ***car parking*****

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The asset is situated just off the A4094 on Furlong Road, a short walk from the railway station and town centre. Bourne End is two miles from the A404 which provides easy access to both M40 & M4 motorway networks.

Description

An investment opportunity comprising two ground floor lock-up retail units with car parking to front. In addition there is a large four bedroom split level maisonette with private garden to the rear.

There is potential for further residential development above No. 12, which is currently a void, to include the redevelopment of No. 14a to offer further residential accommodation, subject to planning permission.

Accommodation

Property	Sq Ft	M2
No. 12	465	43.20
No. 14	391	36.35
Maisonette	1,560	144.92

Approx G.I.A. for Maisonette and N.I.A. for retail units

Business Rates & Council Tax

The billing authority is Buckinghamshire Council

Rateable values are:

No. 12 - £9,060

No.14 - £7,092

Council Tax band D

We suggest that these amounts are verified by contacting the local authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

All figures quoted are exclusive of VAT which will not apply to this transaction

Terms

The freehold is available with vacant possession to all units

Quoting Price: £775,000

Energy Performance Ratings

No. 12: F-139

No. 14: D-86

No. 14a: E-46



Viewing and further information

Maria Hoadley

maria.hoadley@kemptoncarr.co.uk

07766 364078

Mitchell Brooks

Mitchell.brooks@kemptoncarr.co.uk

07818 117021

