

RETAIL UNIT & UPPER FLOORS FOR SALE



3,120Sq.Ft. **(289.86**Sq.M.) approx. N.I.A.

Ground & Uppers - 103 High Street

Maidenhead

Berkshire

SL6 1JX

**WELL SUITED FOR RETAIL, MEDICAL, OFFICE, RESIDENTIAL
POTENTIAL, OWNER OCCUPATION / INVESTMENT – STP**

kemptoncarr.co.uk | Maidenhead office 01628 771221

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PROPERTY CONSULTANTS

Location

Maidenhead is circa 12 miles north east of Reading and 25 miles west of London. The town lies adjacent to Junction 8/9 on the M4 Motorway and the A404(M) which links with the M40. Direct rail services to London Paddington are available in approximately 25 minutes.

The premises are situated in a prominent position on the north side of the High Street close to the entrance of Nicholson's Shopping Centre. Wilko, Specsavers, Costa & McDonald's are all located nearby.

Description

The ground floor shop provides well fitted accommodation with suspended ceilings and air conditioning throughout with modern kitchen and toilets to the rear. The shop benefits from electric security shutter.

The upper floors can be found accessed via separate High Street entrance, which could be reconfigured to be linked internally from the ground floor if required. The upper floors comprise various rooms over first and second floors, with kitchen, toilet and shower facilities.

The accommodation would suite a variety of uses (STP) and has residential redevelopment potential.

Accommodation

	Sq. Ft.	M2
Ground Floor	1,044	96.99
1st & 2nd Floor	2,076	192.87
TOTAL	3,120	289.86

Approx net internal area (NIA)

Terms

Guide Price: £745,000

The property is NOT elected to pay VAT

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead. The rateable values are

Ground £13,567

First & second £14,227

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

- New Air-Conditioning to ground floor.
- Kitchenette ground and uppers
- Fitted WC facilities ground and uppers
- Shower to upper floor
- Electric roller security shutter
- Suitable for a variety of uses (STP)

EPC

Ground Floor: C-62

Upper Floors: C-68

Viewing and further information



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