

# TOWN CENTRE OFFICES, SUITABLE FOR A VARIETY OF USES - POTENTIAL TO EXTEND (S.T.P.) - **FOR SALE**



**1,409** Sq.Ft. (**130.90** Sq.M.)

7 Bridge Street

**Maidenhead**

Berkshire

SL6 8LR

**10 CAR PARKING SPACES TO THE REAR**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

The property is prominently located fronting Bridge Street near the Forlease Road crossroads, opposite Waitrose supermarket and within a short walk of Maidenhead High Street and all of the town's facilities. In addition, the property benefits from close proximity to the A4 which in turn gives access via the A308 to the M4 (Junction 8/9) two miles away.

## Description

A two storey semi-detached town centre property, currently utilised by an osteopaths. The property offers various consultation rooms at ground and first floor level, with car parking for a minimum of 10 cars to the rear.

We believe the property would lend itself well to further development, similar to the neighbouring properties which have already been extended (subject to planning permission).

## Accommodation

	Sq. Ft.	M2
Ground Floor	836	77.70
First Floor	573	53.20
<b>TOTAL</b>	<b>1,409</b>	<b>130.90</b>

*Approx net internal area (NIA)*

## Energy Performance Rating

TBC

## Terms

The freehold is offered for sale, with terms to be agreed by negotiation.

Price: £500,000

The property is NOT subject to VAT.

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £12,356

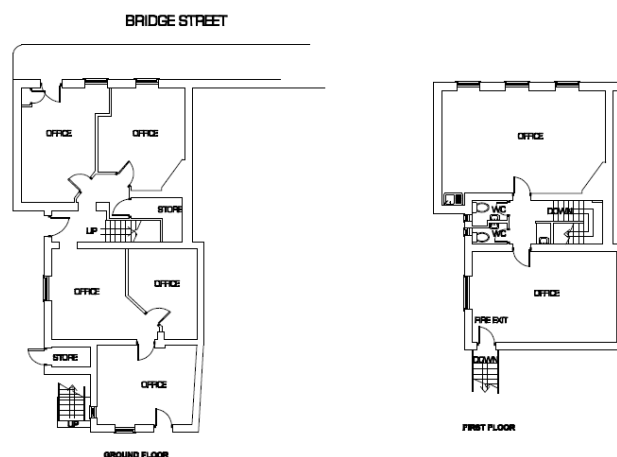
We suggest the amount, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Amenities

- Accommodation over ground and first floors
- Ample car parking
- Town centre location



## Viewing and further information



PROPERTY CONSULTANTS

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