

# RETAIL UNIT WITH SELF-CONTAINED MAISONNETTE / BEDSIT - **FOR SALE**



**786**Sq.Ft. — **2,226**sq.ft.

19 & 19a Queen Street

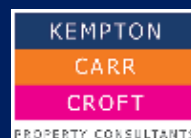
**Maidenhead**

Berkshire

SL6 1NB

**Town Centre Location**

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



## Location

Maidenhead is approximately 12 miles northeast 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 the M40. Direct rail services to London Paddington are available on the Elizabeth line.

The premises are situated in a prominent position fronting Queen Street, within the town centre.

## Description

The accommodation can be found within a terraced period property, within the town centre. At ground floor a self-contained retail unit can be found which provides open plan space with access to basement via stairwell – suitable for storage. The unit further benefits from kitchen and toilet facilities. The residential accommodation above is accessed via private entrance from Queen Street and consists of 3 double bedrooms, lounge, kitchen, WC and small roof terrace. The maisonette has been used as a multi-let bed sit by the current owners for a number of years.

## Accommodation

|                      | Sq.Ft.       | Sq.M          |
|----------------------|--------------|---------------|
| BASEMENT (N.I.A.)    | 320          | 29.70         |
| SHOP (N.I.A.)        | 786          | 73.00         |
| RESIDENTIAL (G.I.A.) | 1,121        | 104.10        |
| <b>TOTAL</b>         | <b>2,226</b> | <b>206.80</b> |

*N.I.A. = Net Internal Area G.I.A. = Gross Internal Area*

## EPC

19 Queen Street D-100

19a Queen Street C-69

## Terms

The freehold is for sale at a guide price of £475,000. The property is not elected to pay VAT.

The property will be sold with vacant possession.

## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead.

Rateable value: £17,250

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

Council Tax: TBC

## Legal Costs/VAT

Each party to bear their own professional and legal costs.



## Viewing and further information

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