RETAIL UNIT WITH SELF-CONTAINED MAISONETTE / BEDSIT - FOR SALE



786_{Sq.Ft.} - 2,226_{sq.ft.}

19 & 19a Queen Street

Maidenhead

Berkshire SL6 1NB

Town Centre Location

kemptoncarr.co.uk | Maidenhead office 01628 771221

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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
TOTAL	2,226	206.80

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 \pounds 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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