

**PRESTIGIOUS OFFICE BUILDING, SUITABLE FOR A VARIETY
OF USES - POTENTIAL TO EXTEND OR REDEVELOP TO
RESIDENTIAL (S.T.P.) - FOR SALE (may LET)**



7,594Sq.Ft. **(705.50**Sq.M.) **Approx G.I.A.**

160 Bridge Road

Maidenhead

Berkshire

SL6 8DG

PRIVATE CAR PARK – NEAR TO RIVER THAMES

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is prominently located fronting Bridge Road near to the River Thames and within a short walk of Maidenhead town centre and the facilities it offers. The M4 (Junction 8/9) is approximately 2.5 miles away.

Description

A three-storey semi-detached Grade II listed town centre property. The property offers various rooms at over ground, first and second floor levels, with car parking for a minimum of 10 cars to the rear. The car parking could easily be reconfigured to offer further car parking spaces as needed.

We believe the property lends itself well to residential development or extension to offer further commercial space - subject to planning permission.

Accommodation

	Sq. Ft.	M2
Ground Floor	2,666	247.7
First Floor	2,464	228.9
Second Floor	2,464	228.9
TOTAL	7,594	705.50

Approx net internal area (NIA)

NB: The area detailed is in G.I.A. and provided by the current owner. As the property could be reconfigured to offer further space or extended / converted it is felt the G.I.A would be more useful. We welcome measured surveys as required by interested parties.

Energy Performance Rating

TBC

Terms

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

Price: Offers in excess of £1,500,000

Rent: POA

The property is NOT subject to VAT.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £60,728

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

- Ample car parking to rear
- Potential to gate car parking
- Town centre location
- Potential to extend – STP
- Potential to convert to residential – STP
- Prestigious architecture



Viewing and further information



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