

INVESTMENT OPPORTUNITY FOR SALE



2,795 Sq.Ft. (259.62 Sq.M.) approx G.I.A.

The Boundary Arms

Maidenhead

Berks

SL6 5DN

Residential Re-Development Potential (S.T.P)

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Location

The property is prominently located on Pinkneys Road, just off the A404, 10 minute drive to Maidenhead town centre. Road communication links are excellent with Junction 8/9 of the M4 approximately three miles away, which provides access to Heathrow Airport and the M25 motorway. The M40 is situated within a few miles to the north (Junction 4 via A404 link road). Rail communications are good with a direct service to London Paddington and with the Elizabeth line providing direct access to the West End and City of London.

Description

The property provides accommodation over ground and first floor levels. The ground floor has the benefit of two open plan trading areas (bar and dining), and a large covered area leading to toilet facilities and rear store. The first floor, accessed from the side of the property, benefits from 6 bedrooms, WC, bathroom and kitchen. One or two of the bedrooms were no doubt originally intended to be used as reception rooms. Externally the property benefits from car parking to the front overlooking the village green. There is access to the right side of the property leading to the uppers, front and rear bar areas, and rear garden area.

Price

Guide price £775,000

Local Authority

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

Rateable Value: £6,600

We suggest these amounts and accrual 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.

All figures quoted are exclusive of VAT. The property is not elected to pay VAT.

Amenities

- Garden
- Car Parking
- Male and Female WCs
- 6 Bedrooms
- Kitchen

Energy Performance Rating

C-66



	SQ.FT	M2
Basement	588	54.62
Ground Floor	1,162	107.91
First Floor	1,045	97.09
TOTAL	2,795	259.62

Approx gross internal area (G.I.A.)

Viewing and further information



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