

TO LET
1,076 Sq Ft (99.96 Sq M)



27 Gloucester Road, Maidenhead, Berkshire, SL6 7SN

RETAIL UNIT AND 3-BEDROOMED MAISONETTE

- Ground Floor Self-Contained Retail Unit
- First & Second Floor 3-Bed Maisonette
- External Lock up Garage
- External Store Cupboard
- Residents Private Garden



27 GLOUCESTER ROAD, MAIDENHEAD, BERKSHIRE, SL6 7SN

Location & Description

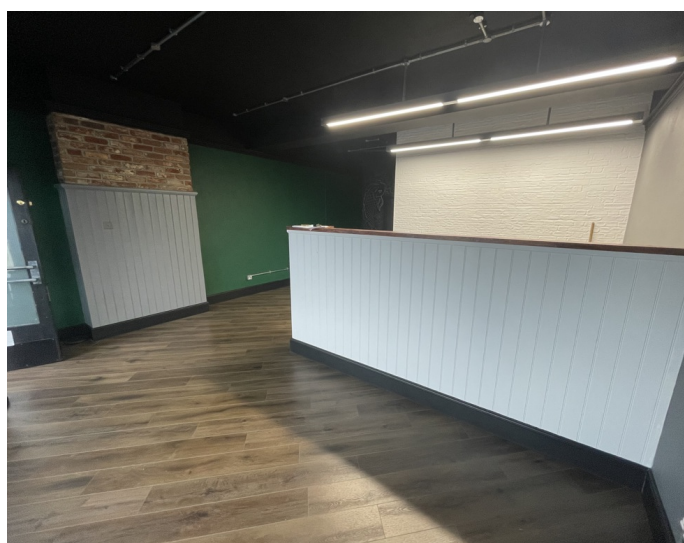
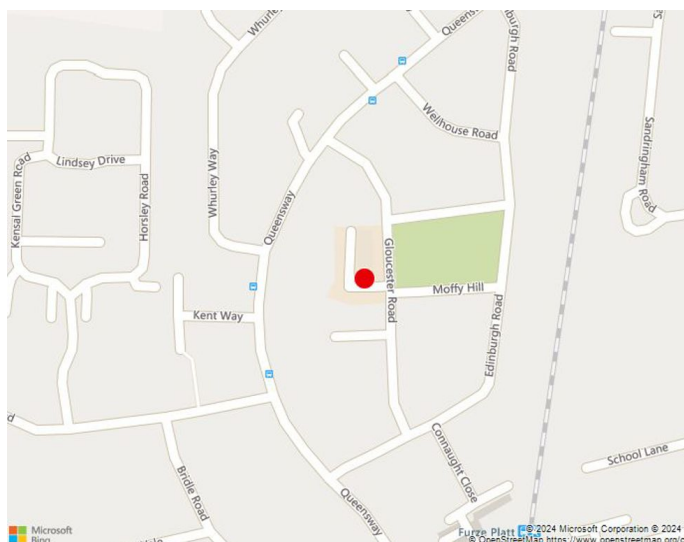
The property can be found within a residential area of North Town, which is situated to the north of Maidenhead centre and slightly south of Furze Platt.

An end of terrace neighbourhood parade retail unit. The commercial accommodation can be found at ground floor level. Providing initially open plan retail space, leading onto rear kitchen, WC and internal store room. Further covered store and additional storeroom can be found to the back of the retail unit.

At first and second floor levels a good size, well presented three bedroomed, maisonette can be found.

Externally a lock up garage can be found and external store cupboard. The maisonette benefits from garden area.

Car Parking can be found on street and within the lock up garage.



Accommodation

	Sq Ft	Sq M
Retail Space	425	39.48
Internal Store	218	20.25
Kitchen	32	2.97
WC		0
Covered Store	111	10.31
Rear Store	91	8.45
External Store	51	4.74
TOTAL (NIA)	1,076	99.96

Terms

Rent: £25,000 per annum exclusive, plus VAT

Available by way of a new effective full repairing and insuring lease direct from the landlord, to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II amended.

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

The Property is elected to pay VAT

Energy Performance Rating

27 - D82

27a - D55



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