

**FOR SALE**

3,425 Sq.Ft. (318.18 Sq.M.)



Trepadora House, Bath Road, Littlewick Green, Maidenhead, Berkshire, SL6 3QR

## PROMINENT ROADSIDE INVESTMENT OPPORTUNITY

- Situated Fronting The A4
- 0.244 Acre Plot
- Existing High-Quality Finish
- Suitable For A Variety Of Uses (S.T.P.)



Maidenhead  
01628 771221

# TREPADORA HOUSE, BATH ROAD, LITTLEWICK GREEN, MAIDENHEAD, BERKSHIRE, SL6 3QR

## Location

Trepadora House occupies a highly prominent position fronting the A4 Bath Road, providing excellent road connectivity between Maidenhead and Reading.

The property benefits from convenient access to the national motorway network via Junction 8/9 of the M4, approximately 2 miles to the east, offering direct routes to London, Heathrow Airport, and the wider Thames Valley.

## Description

This prominent roadside property is currently configured as a luxury salon with ancillary office accommodation, retail and storage space.

The property has been fitted out to a high standard throughout by the current occupant - featuring modern LED lighting, air conditioning, well-appointed WC and kitchen facilities, and an abundance of natural light.

The property, being a former public house, also benefits from a basement, which is accessed through a floor hatch within the property via a ladder.

Externally, the property benefits from large parking / yard provision, with the site extending to approximately 0.244 acres, there is a further gated car parking / refuse space to the rear of the property, which has been converted for the current occupants needs, but could easily convert back.

This opportunity could be suitable for a wide range of uses (subject to planning), such as car sales, food and beverage use, medical, office, or indeed continued destination retail / beauty / light cosmetic use.

## Accommodation

	Sq.Ft.	Sq.M.
Ground Floor	3,016	280.19
First Floor	436	40.5
<b>TOTAL (NIA)</b>	<b>3,425</b>	<b>318.18</b>

## Price/Terms

Offers are sought in the region of £925,000.

The freehold is available For Sale, with the benefit of Vacant Possession, on terms to be agreed by negotiation.

## Anti-Money Laundering

To comply with our legal responsibilities, under Anti-Money Laundering law, it will be necessary for the prospective purchaser to provide various documentation such as identification and proof of funds, before the sale can progress, of which there is a small charge affiliated.

## Business Rates

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

Rateable Value 2026/27: £19,500

We suggest the amount, and rates payable are verified by contacting the ratings officer at RBWM directly.

## Legal Costs

Each party to bear their own professional and legal costs.

## VAT

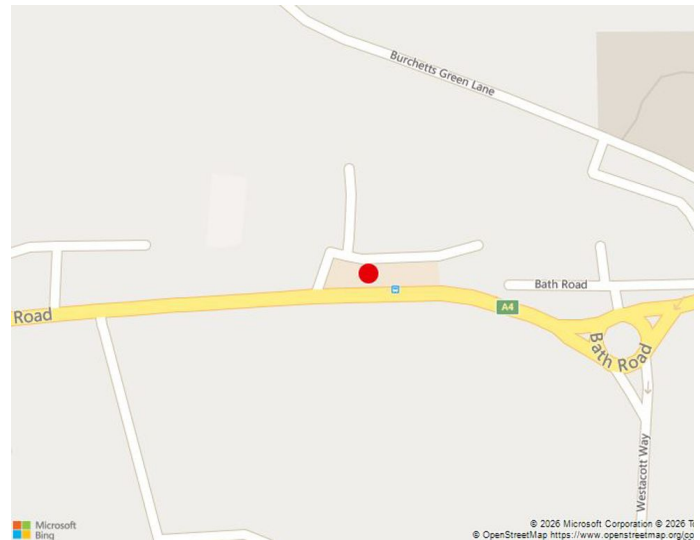
The Property is elected to pay VAT The property is NOT subject to VAT.

## Energy Performance Rating

B-42

## Viewing Arrangements:

Please contact sole agents for further information.



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APPROX. GROSS INTERNAL FLOOR AREA 4163 SQ FT 386.7 SQ METRES

