

FOR SALE

4,384 Sq.Ft. (407.27 Sq.M.)



1 & 1A Park Street, Maidenhead, Berkshire, SL6 1SL

TENANTED TOWN CENTRE OFFICE INVESTMENT

- Characterful Period Property
- Ground & First Floors
- Self-Contained
- Car Parking



Maidenhead
01628 771221

1 & 1A PARK STREET, MAIDENHEAD, BERKSHIRE, SL6 1SL

Location & Description

The building is centrally located in Park Street by the Town Hall with 9 parking spaces and close to Maidenhead High Street with easy access to the local amenities. Maidenhead benefits from an excellent road network. J8/9 of the M4 motorway only 2 miles away and 6 miles to J3 of the M40, easy access to Windsor, Heathrow Airport, M25, London, Reading and Oxford. Maidenhead train station is 5 mins walk with regular services into London Padding and Reading. The Elizabeth Line also runs from Maidenhead.

The accommodation can be found within an attractive detached period building at ground and first floor levels. It benefits from excellent levels of natural light, period features, safe / strong room, galleried landing and cellar storerooms.

Accommodation

	Sq.Ft.	Sq.M.
1a Park Street	1,701	158.02
1 Park Street	2,683	249.25
TOTAL	4,384	407.27

Price

Offers in the region of £975,000 are invited, for the freehold with the benefit of the current tenant under lease.

Terms

The freehold is available For Sale, with the benefit of the current tenant in occupation, on a Full Repairing & Insuring lease, at a passing rental of £65,760 per annum exclusive, on a 5 year term certain lease which commenced 5th April 2025.

The current tenants have not yet made use of all of the space within the building, but do plan to expand into the vacant rooms shortly.

Anti-Money Laundering

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

Legal Costs

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

VAT

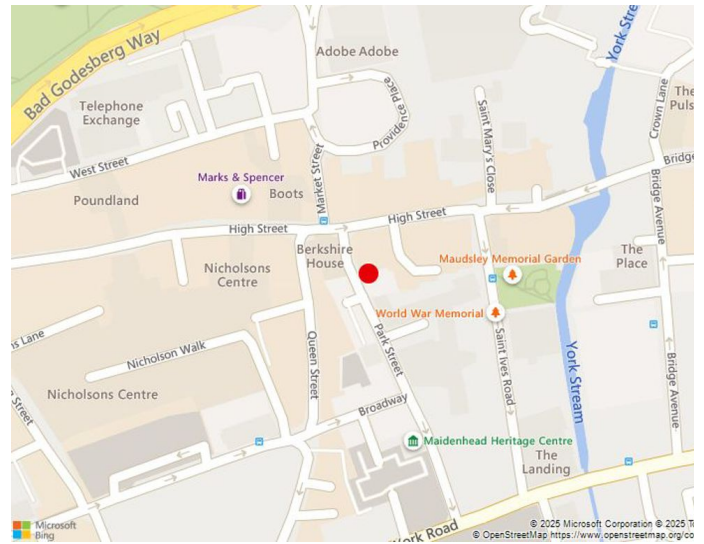
The property is NOT subject to VAT.

Energy Performance Rating

D-79

Viewing Arrangements:

Via Sole Agents



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