

FOR SALE

1,430 Sq.Ft. (132.85 Sq.M.)



91 High Street, Maidenhead, Berkshire, SL6 1JX

TOWN CENTRE RETAIL UNIT

- High Street Location
- Ground Floor - Open Plan Accommodation
- First / Second Floor Space



Maidenhead
01628 771221

91 HIGH STREET, MAIDENHEAD, BERKSHIRE, SL6 1JX

Location & Description

Maidenhead lies within the affluent county of Berkshire, approximately 12 miles north east of Reading and 25 miles west of London. The town lies adjacent to Junction 8/9 on the M4 Motorway and the A404(M) which links the M40. Direct rail services to London Paddington are available, with the benefit of the Elizabeth line.

The premises are situated in a prominent position on the north side of the High Street close to various food and beverage offerings and retailers.

The accommodation comprises ground floor open plan retail space, with WC and kitchen to rear, by way of stud walls. A basement can also be accessed from within the ground floor, by way of a hatch within the floor.

At first and second floor level, a very well presented office can be found, benefitting from private High Street access, full kitchen and shower-room / WC, ideal for residential conversion.

Note that the first and second floors have been measured on a G.I.A. basis.

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor	1,015	94.29
Basement	NOT MEASURED	NOT MEASURED
First Floor	249	23.13
Second Floor	166	15.42
TOTAL (NIA)	1,430	132.85

Price / Terms

Offers are sought in the region of £495,000. The Property is not elected to pay VAT

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

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 there is a small charge applied.

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

Business Rates

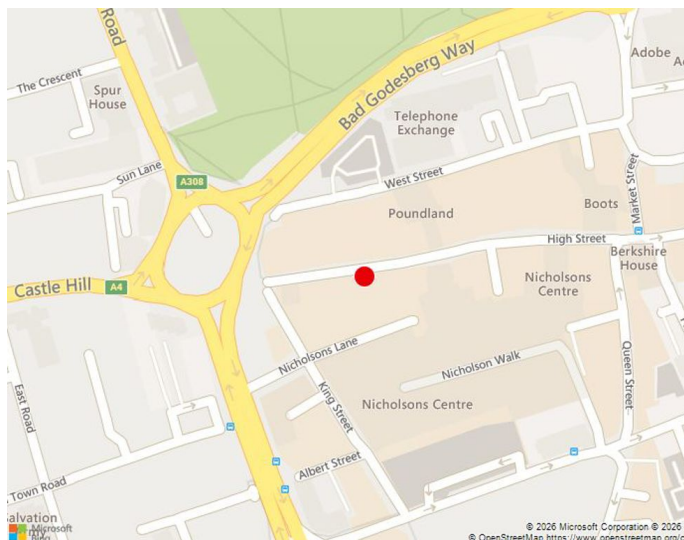
The billing authority is The Royal Borough of Windsor & Maidenhead. Rateable Value: TBC. We suggest the amount, and rates payable are verified by contacting the ratings officer at RBWM directly.

Energy Performance Rating

TBC

Viewing Arrangements:

Please contact sole agents for further information.



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