



PHILIP MARSH COLLINS DEUNG

CHARTERED SURVEYORS

DETAILS REVISED JUNE 2025



FREEHOLD RETAIL & RESIDENTIAL INVESTMENT FOR SALE

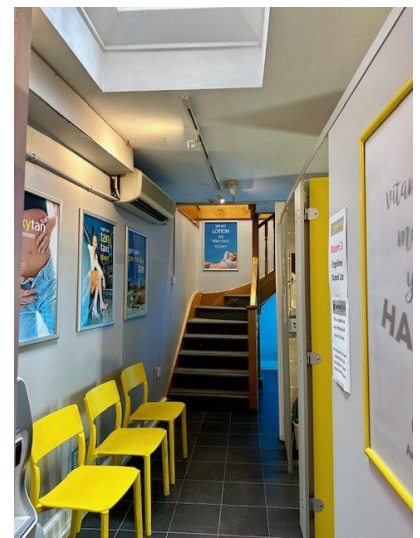
7 HIGH STREET, MAIDENHEAD, BERKS SL6 1JN

- CENTRAL, PROMINENT LOCATION
- COMMERCIAL & RESIDENTIAL INCOME £65,200 P.A. PLUS VACANT STORE
- APPROX. NET YIELD OF 7% (7.25% GROSS)

LOCATION

The property is situated on the south side of The High Street in Maidenhead, just to the east of the junction with St Ives Road in arguably the nicest part of the town centre. Maidenhead itself, is a busy town with a resident population of over 70,000 on the A4, close to junction 8/9 of the M4. The town centre is being transformed by a number of significant retail and residential developments and the area around this property has been enhanced, with more amenities and attractions. The Elizabeth Line/GWR station is nearby.

What3Words Location: **///RESIST.CRITIC.LOAF**



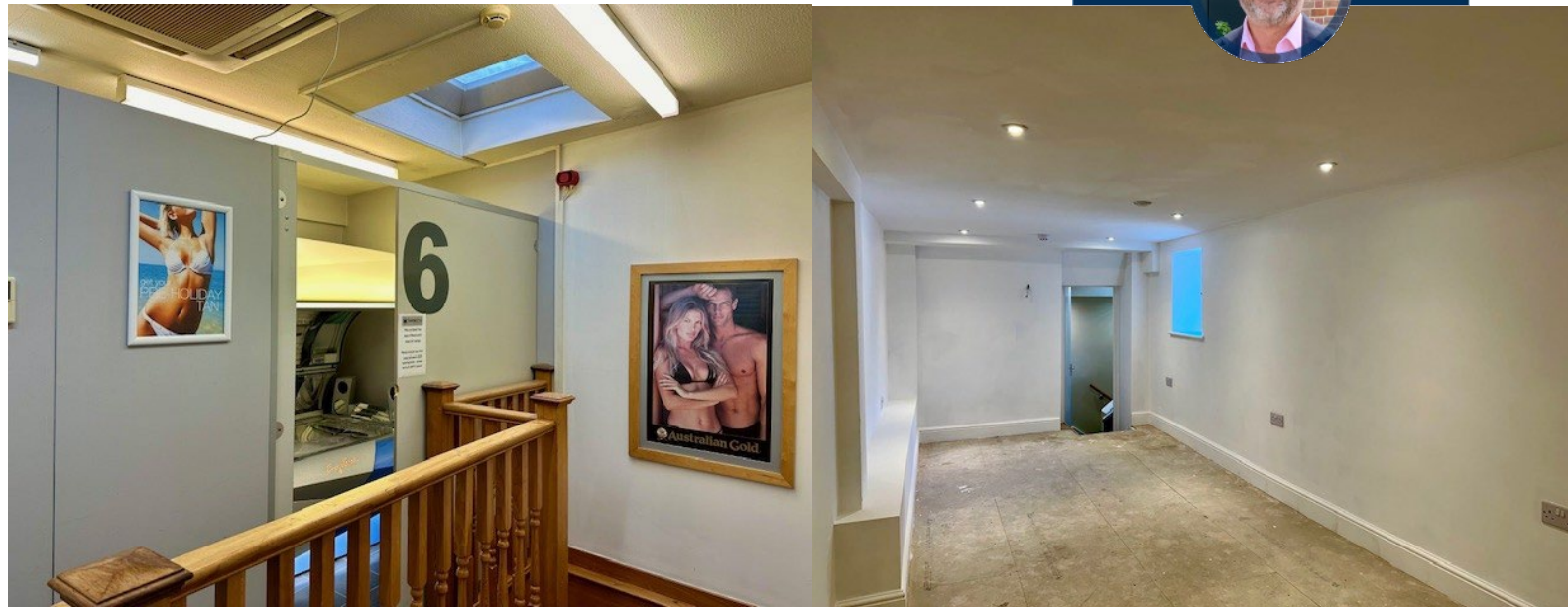


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Your contact for this property

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DESCRIPTION

The property comprises a terraced, 2 storey building, with two shops, two flats and a currently vacant first floor space (above right). The larger retail unit is operated as a sun-tanning and beauty establishment on two levels (above left). Some photos of Flats supplied by letting agents, Watermans, are shown below. Approx. net areas provided as a guide only:

Shop 7:	69.2 m² (745 ft²) incl. 205 ft² on 1st floor
Shop 7a:	33.5 m² (361 ft²)
1st Floor:	16.3 m² (175 ft²) vacant area
Flat 1:	1 bed, 2nd bed/boxroom, kitchen, bathroom
Flat 2:	2 beds, kitchen, bathroom

TENANCIES

Shop 7a is let to D Kaczmarek, t/a Needle Tailoring, for a term expiring 30 June 2032 at £12,000 p.a.x. rising to £14,500 on 1st July 2025 then rising by £500 on the 3rd and 5th years. Shop 7 is let to The Suntan Shop (Maidenhead) Ltd for a term to 7 June 2028 at £22,500 p.a.x. Terms have recently been agreed on Flat 1 at £1,100 p.m. and Flat 2 at £1,250 p.m. A store/office room on the first floor is currently vacant. From July 2025, total income will be **£65,200 p.a.**

EPC Flats: D, Shops: C

TERMS

We are seeking offers in excess of £900,000 for the freehold interest in the building.

For more information, email philip@pmcd.co.uk or phone 01494 683642

0425

VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG
01494 680000
www.pmcd.co.uk

39 Windsor End
Beaconsfield HP9 2JN

Burlington House
1 York Road
Maidenhead SL6 1SQ

Regulated by RICS 

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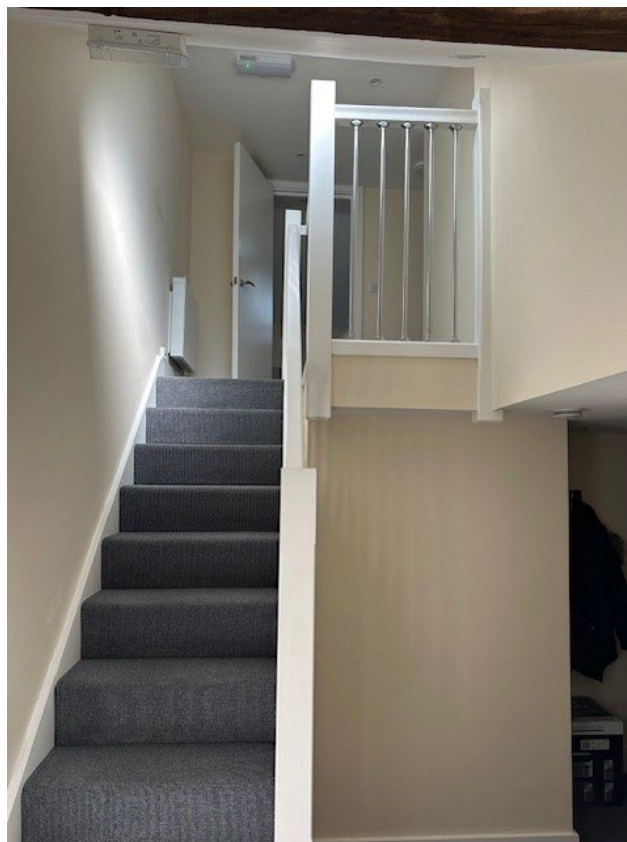
Shop 7a



Kitchen, Flat 2



Living Room, Flat 2



Common Staircase





Flat 2 Shower Room

