

25 & 27 High Street MAIDENHEAD, SL6 1JG

FOR SALE



FREEHOLD RETAIL INVESTMENT - current income £61,000 pax

WITH PERMITTED DEVELOPMENT RIGHTS ON UPPER FLOORS FOR 4 flats (3 x 2 bedrooms, 1 x 1 bedroom)

KEMPTON

CARR

CROFT

01628 771221

CONTACT

David Pearce: david.pearce@kemptoncarr.co.uk

Mitchell Brooks: mitchell.brooks@kemptoncarr.co.uk

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LOCATION

The property is located in a prominent location towards the eastern end of Maidenhead High Street close to the Chapel Arches development providing 240 luxury flats, new waterways and amphitheatre.

Maidenhead is one of the Thames Valley's principle commercial centres strategically located in half the Thames Valley with a thriving business community with occupiers including Johnson & Johnson, Glaxo Smith Kline, Volvo and Abbott Laboratories.

There is an excellent railway service to London and will be further enhanced by the completion of Crossrail (Elizabeth Line) via the new east/west connection across London with its western terminus in Reading and which is scheduled to arrive in 2019 and rejuvenate travel across the Thames Valley.

DESCRIPTION

The property comprises of two 3-storey properties with ground floor retail units and currently with 2 floors of self-contained offices above which now benefit from permitted planning consent for change of use to 4 flats (Application No. 16/03954 February 2017) Both shops benefit from rear loading and access via Old Post Office Lane. The shops are let to two well established tenants who have been in occupation for over ten years

ENERGY PERFORMANCE RATING

TBC

VAT

We are advised that the property is elected for VAT.

TERMS

Price and terms upon application



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LEASE TERMS

Floor	Use	Tenants	Lease Term	Rent p.a.x	Reviews
25 HIGH STREET					
Ground floor	Retail	Shaw Trust Ltd	Full repairing & insurancing lease until 23.06.18. inside the security provisions of the Landlord & Tenant Act 1954	Current rental of £20,000	
1st & 2nd floor	Offices	Beyond Design UK Ltd	Lease outside the Landlord & Tenant Act until 06.10.2020 with mutual break @ 07.10.2018 subject to 6 months prior notice	£13,000	N/a
27 HIGH STREET					
Ground floor	Retail	Funeral Services Ltd	Full repairing & insurancing lease for a term until 29.09.22 inside the security provisions of the Landlord & Tenant Act 1954	£28,000	29.09.2017
1st & 2nd floor	Offices	Vacant			

ACCOMMODATION

25 High Street		27 High Street	
<i>Ground floor shop (let to Shaw Trust)</i>		<i>Ground floor shop (let to Funeral Services)</i>	
Sales area	851 sq ft (ITZA 567 sq ft)	Sales area	1,335 sq ft (ITZA 681 sq ft)
Ancillary areas	55 sq ft		
Parking	1 space	Parking	1 space
<i>1st & 2nd floors (let to Beyond Design)</i>	1,299 sq ft	<i>1st & 2nd floors (vacant)</i>	1,224 sq ft
Parking	1 space	Parking	1 space

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