

FOR SALE



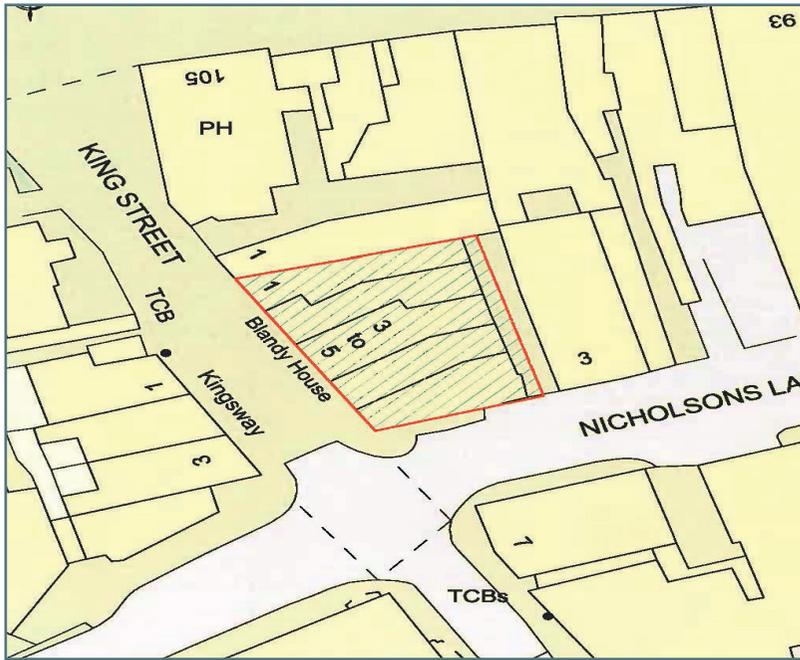
Blandy House

King Street, MAIDENHEAD, SL6 1DZ

Mixed use development town centre investment

Potential permitted development opportunity

£112,504 p.a current rental income



LOCATION

Blandy House is prominently located in the heart of Maidenhead Town Centre, close to all of the town's banking, retail, leisure and car parking facilities.

Maidenhead railway station is within a few minutes walk, whilst junction 8/9 of the M4 motorway is approximately 2 miles drive away.

Completion of the Elizabeth line (Crossrail) to Maidenhead is scheduled for 2019, and the associated regeneration of the town centre, including the restoration of its waterways, is already well underway.



DESCRIPTION

A substantial 3 storey property with 5 ground floor retail units with the benefit of rear loading facilities. 2 floors of offices together with 3 self contained flats which are accessed from Nicholson lane.

It is considered that there is considerable scope for the conversion of the offices to residential use, STPP (Permitted Development rights may apply)

Detail of the rental income can be found on the back page of this brochure.

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EPC

Available upon request

VAT

VAT will not apply to this transaction

ACCOMMODATION & TENANCY INFORMATION

Part	Tenant	Area Sq ft	Use	Lease Term	Start Date	Expiry Date	Review/Break	Rent Pa
Shop1	Mr A V Nyguen T/A Planet Nails	507	A1	10 yrs	02/07/2013	01/02/2023	01/07/2018	Price upon request
Shop 2	Huriya Beauty & Care	546	A1	5 yrs	15/12/2016	14/12/2021		Price upon request
Shop 5	Mr Guner Djafer T/A Kebab Elite	522	A5	15 yrs	16/02/2017	15/02/2032	16/02/22 & 16/02/27	Price upon request
Shop 6	Valley Associated Travel Ltd	470	SG	10 yrs	13/02/2014	12/02/2024	13/02/2019	Price upon request
Shop 7	Printique Ltd	515	A1	5 yrs	01/08/2016	30/02/2021	31/07/2019	Price upon request
1st fl office	Inbound Digital Marketing Ltd	820	B1	5 yrs	15/05/2017	14/05/2022	14/05/2019	Price upon request
2nd fl office	Thames Bridge Accounting Ltd	814	B1	5 yrs	03/02/2017	02/02/2022	02/02/2019	Price upon request
3rd floor	Vacant - potential to convert	900	B1	Vacant	Vacant	Vacant	Vacant	Price upon request
Flat 1	Mr & Mrs Davidson	740 - 2 bed	C3	AST		Mar 2018	n/a	Price upon request
Flat 2	Mr H Kombayci	800 - 2 bed	C3	AST		TBC	n/a	Price upon request
Flat 3	Mr J Looveren-Baines	TBC - 2 bed	C3	AST		Oct 2018	n/a	Price upon request
							Total rents	£112,504

NB: In addition a service charge is levied to cover maintenance of comon parts.

VIEWING ARRANGEMENTS

For viewing and further information please contact sole agents Kempton Carr Croft :
david.pearce@kemptoncarr.co.uk or mitchell.brooks@kemptoncarr.co.uk

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