

# FREEHOLD INVESTMENT FOR SALE



Broadway House

**MAIDENHEAD**

SL6 1HZ

**10 x Fully Let Apartments**  
**Ground Floor Offices Producing £35,000 pa linked to RPI**  
**Prominent Corner Location in Town Centre**  
**SPV Purchase Option**

**Annual Gross Rental Income - £166,400**

**Price - £2.8 Mill, Subject to Contract**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

The property occupies a prominent position in Maidenhead Town Centre at the junction of Broadway and Queen Street, and adjacent to the Nicholson Centre shopping precinct.

To the opposite side of Broadway is the location of The Landing, a £250 Million development, comprising 429 homes, offices, shopping & leisure and a new public square that is due to complete by the end of 2023.

Maidenhead Station is just 5-minutes' walk from the subject property where the new Elizabeth Line (Crossrail) is now fully operational providing a regular and direct service to The West End and The City (approx 40 mins).

## Description

The property was comprehensively renovated in 2020/21 to provide a detached building with 10 fully fitted and furnished flats on first and second floors and an attractive office/showroom (Class E) on ground floor with a 60 feet frontage to Queen Street that is leased to Coopers Estate Agents.

The residential content benefits from a self-contained entrance at the front of the property. All flats were constructed to a high internal specification and are fully furnished. Amenities include underfloor heating and video entry system.

Total Annual Gros Rental Income - £166,400.

## Tenure

Freehold – see attached Floor Area Schedule

## Tenancy Schedule

See attached Schedule of rental income and tenancy terms.

## Proposal

We are instructed to seek a figure of £2,800,000 (Two Million Eight Hundred Thousand Pounds), subject to contract, for the freehold interest in Broadway House, representing a Gross Initial Yield (GIY) of 5.94%.

Full background information on recent flat sale prices in Maidenhead is available on request.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

We are advised that VAT will not be chargeable on the purchase price.

## Energy Performance Rating

All EPC certificates are available for inspection on request.

## Further Information

Further information including internal photos, floor plans, schedules, planning consent document and tenant covenant is available on request.

## Viewing and further information



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07522 619529  
Keller Williams (Joint Agent)

## Accommodation – Schedule of Floor Areas

<b>Ground Floor</b>		
Estate Agents Office (Class E)		145.9 sq.m (1,570 sq.ft.)
Flat Entrance/Storage Lockers/Laundry Facilities & Bike Storage		
<b>First Floor Flats</b>		
Flat 1	One Bedroom Flat	56.5 sq.m.
Flat 2	Studio Flat	30.0 sq.m.
Flat 3	Studio Flat	30.2 sq.m.
Flat 4	One Bedroom Flat	42.8 sq.m.
Flat 5	Studio Flat	30.6 sq.m.
<b>Second Floor Flats</b>		
Flat 6	Studio Flat	30.2 sq.m.
Flat 7	Studio Flat	30.9 sq.m.
Flat 8	Studio Flat	30.9 sq.m.
Flat 9	Studio Flat	30.0 sq.m.
Flat 10	Studio Flat	30.0 sq.m.
<b>Total Residential Floorspace</b>		<b>342.1 sq.m. (3,681 sq.ft.)</b>

*Approx gross internal area (GIA)*

## Viewing and further information



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 Keller Williams (Joint Agent)

## TENANCY SCHEDULE

	<b>Term</b>	<b>Rent pa</b>	<b>T's Break Dates</b>	<b>Rent Reviews*</b>
<b>Ground Floor Unit</b>				
Let to the Partners of Coopers Estate Agency	15 years exp. January 2037	£35,000	January 2027 and January 2032	January 2027 and January 2032
	<b>Term</b>	<b>Rent pa</b>	<b>Rent pcm</b>	<b>Break Clause</b>
<b>First Floor</b>				
Flat 1	1 Year from 4 <sup>th</sup> February 2024	£15,300	£1,275	None
Flat 2	1 Year from 1 <sup>st</sup> December 2023	£13,200	£1,100	None
Flat 3	1 Year from 1 <sup>st</sup> December 2023	£13,800	£1,150	None
Flat 4	1 Year from 4 <sup>th</sup> February 2024	£15,300	£1,275	None
Flat 5	1 Year from 18 <sup>th</sup> March 2024	£12,600	£1,050	None
<b>Second Floor</b>				
Flat 6	1 Year from 28 <sup>th</sup> January 2024	£12,000	£1,000	2 months' notice after 6 months
Flat 7	1 Year from 15 <sup>th</sup> September 2023	£12,000	£1,000	2 months' notice after 6 months
Flat 8	1 Year from 25 <sup>th</sup> February 2024	£13,200	£1,100	None
Flat 9	2 years from 19 <sup>th</sup> January 2024	£12,000	£1,000	6 months with rent increase at month 12 £1,100
Flat 10	1 Year from 13 <sup>th</sup> April 2023	£12,000	£1,000	2 Months' notice after 6 months

All flats are occupied on AST's

Annual Rent      £166,400

\*Rent reviews linked to RPI