

PERIOD STYLED OFFICES / LIGHT USE WORKSHOP - FOR SALE



1,336Sq.Ft. (124.12Sq.M.) approx N.I.A.

The Studio, 21a Queens Road

Datchet

Berks

SL3 9BN

Possible Residential Re-Development Potential (S.T.P)

kemptoncarr.co.uk | Windsor office 01753 851251



Location & Description

Datchet is a popular village within the Royal Borough of Windsor and Maidenhead, on the north bank of the River Thames. Within walking distance of the property is Datchet train station providing services between London Waterloo and Windsor & Eton Riverside. J5 M4 motorway is a short drive away giving access to the wider motorway network. The property is located within the centre of the village near to various shops and eateries, such as Costa Coffee.

The opportunity comprises two buildings separated by private courtyard, and car parking to the front. The Coach House, at the back of the plot, is the main commercial space and is utilised as office and workshop by an interior design company. The overcroft at the front has had several uses, including office and showroom, but is currently used as part-time accommodation. The plot generally has space for 4/5 cars, if the courtyard area is used for parking.

Price

Offers are sought in the region of £499,950

Local Authority

The billing authority is The Royal Borough of Windsor & Maidenhead.

Rateable Value: £12,750

We suggest these amounts and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs / VAT

Each party to bear their own professional and legal costs.

The property is not elected to pay VAT.

Energy Performance Rating

Coach House: E-106 Front Building: D-84

Accommodation

| | SQ.FT | M2 |
|--------------------------------------------------------------------|--------------|---------------|
| Ground Floor (Coach House) | 528 | 49.05 |
| First Floor (Coach House) | 508 | 47.19 |
| Front Building | 300 | 27.87 |
| Private Courtyard (separating the Coach House and front building). | Not Measured | |
| Arch storage & kitchenette | Not Measured | |
| TOTAL | 1,336 | 124.12 |
| <i>Areas are approx N.I.A.</i> | | |



Viewing and further information



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