

TOWN CENTRE OFFICE WITH PERMITTED DEVELOPMENT RIGHTS FOR 30 RESIDENTIAL UNITS

**CHATSWORTH HOUSE, 29 BROADWAY,
MAIDENHEAD, BERKSHIRE SL6 1LY**



**TO BE SOLD AT SAVILLS AUCTION
23RD JULY 2024 - UNLESS SOLD PRIOR**

EXECUTIVE SUMMARY

- Permitted development for 30 residential units
- 0.3 miles from Maidenhead Station (Elizabeth Line)
- Ground floor currently let to Kempton Carr Croft. Lease until February 2030 with a break in Feb 2027. Annual income: £87,416
 - Upper floors vacant
- Arranged over ground and four upper floors GIA 19,723 sq ft / NSA Residential 13,476 sq ft
 - Opportunity for additional storeys
 - Residential ERV £468,600 per annum
- Total ERV: £556,016 per annum / Resi GDV £6.75m (plus commercial value on ground floor)

FURTHER INFORMATION

Further information including legal pack, valuation schedule and other relevant documents are available on request.

PROPOSAL

Guide Price £3,250,000 (Three Million Two Hundred and Fifty Thousand Pounds) subject to contract exclusive of VAT.

[LINK TO SAVILLS AUCTION DETAILS](#)

CONTACT

FREDDIE GERSHINSON

+44(0)20 7266 8525

+44(0)7393 500 989

f.gershinson@estate-office.com

DANIEL MINSKY | MRICS

+44(0)20 7266 8520

+44(0)7866 466 526

d.minsky@estate-office.com

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