



105 QUEENS STREET MAIDENHEAD BERKS SL6 1LR

FREEHOLD VACANT SHOP PREMISES

TERMS

Available freehold at £195,000 exclusive of VAT (if/where applicable)

LEGAL COSTS

Each party to bear their own legal costs in this matter.

PLANNING CONSENT

In October 2018 the property was consented for a new shop front, part change of use of basement and ground floor commercial unit and a single storey rear extension to facilitate a self contained flat.

Planning ref no : 18/02183

We believe this consent has lapsed.

VAT

All figures are quotes exclusive of VAT (if/where applicable).

LIMITATIONS

All sizes are approximate and not to be relied upon for any purposes.

Buyers will make their own planning, environmental and highway enquiries.

VIEWING

Via Focus Commercial 01753 770124
kevin.nee@focuscommercial.com

DESCRIPTION

A freehold retail premises arranged over ground floor and basement with a flat above sold off on a long lease. The property also has a rear garden/yard.

First Floor: The flat above is sold off on a 999 year lease from 24/9/2007.

EPC Asset ratings

94D (certificate available on request)

BUSINESS RATES.

The billing authority is RBWM

Ground floor and basement rateable value £4700 (2017-present)

SIZE

Ground floor floor area approx. 23 sq m (247.6 sq ft) sq ft)

Basement 23 sq m albeit only part has sufficient head height.

Yard garden depth approx. 11 m