fOUS *commercial*



DESCRIPTION

A detached commercial building with 11-13 car parking spaces suitable for a variety of uses subject to usual consents. The Sellers have also prepared plans and supporting reports for a planning application for the conversion into six flats. Further details on application.

EPC Energy ratings 93D (certificate available on request)

BUSINESS RATES.

The billing authority is Windsor & Maidenhead Council

The current rateable values are as follows:

Floor	Rateable value
Ground floor	£8400
First floor	£8100
Second floor	£8800

LEGAL COSTS

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

VIKING HOUSE DENMARK STREET MAIDENHEAD BERKS SL6 7BN

FREEHOLD DETACHED COMMERCIAL PREMISES FOR SALE

TERMS

Available freehold at £799,995 exclusive of VAT (if/where applicable)

SIZE (gross internal) All sizes are approximate.

Floor	Sq ft	Sq m
ground	1029	95.6
first	1029	95.6
second	1029	95.6
TOTAL	3087	286.8

PLANNING HISTORY

Available on request.

VAT

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

LIMITATIONS

Sizes are gross internal areas taken from the Sellers planning drawings and not to be relied upon for any purposes.

Buyers will make their own planning, building regulations, environmental and highway enquiries. Some of the parking may be subject to a service/estate charge. Further details on application.

VIEWING

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

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or as representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so in relation to the seller. Services, fittings and equipment have not been tested and no warranty is given. Yourself or your advisor should verify all property information. Please contact us before viewing the property, particularly if you are travelling some distance, we may then confirm if the property remains available and will be pleased to provide additional information.