



### 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
<b>TOTAL</b>	<b>3087</b>	<b>286.8</b>

#### **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.

#### **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](mailto:kevin.nee@focuscommercial.com)