



Use Class E, suitable for a variety of uses.

124 High Street

Maidenhead, SL6 1PT

Investment, Retail

FOR SALE

2,655 sq ft

(246.66 sq m)

- Character Self contained property
- Investment opportunity
- Rear car park
- High Street location
- Conservation Area

124 High Street, Maidenhead, SL6 1PT

Summary

Available Size	2,655 sq ft
Price	£650,000.00
Rates Payable	£15,294.35 per annum approx, from April 2023.
Rateable Value	£30,650
EPC Rating	D (81)

Description

124 High Street Maidenhead is a unique character freehold opportunity in a conservation area. The shop benefits from an open-plan modern area at the front, with a rear lower-ground floor office, and a functional basement. The first floor features an open plan space, a meeting room, a kitchen and WCs. In addition, there is a separate self-contained office with rear access via West Street. The property further benefits from private parking.

Location

This self contained property is located at the top end of Maidenhead High Street, close to the Nicholson's Shopping Centre and a few minutes walk from the town centre car parks and Maidenhead Rail Station (Crossrail). Maidenhead is well located for the national motorway network and Heathrow airport. J8/9 of the M4 motorway is approx. 1.5 miles from the town centre. Maidenhead Rail Station (Crossrail) has a direct line to London Paddington and Reading.

Accommodation

Name	sq ft	sq m
Ground	1,323	122.91
1st	630	58.53
Basement	207	19.23
Unit - Rear Self Contained Office	495	45.99
Total	2,655	246.66

Viewings

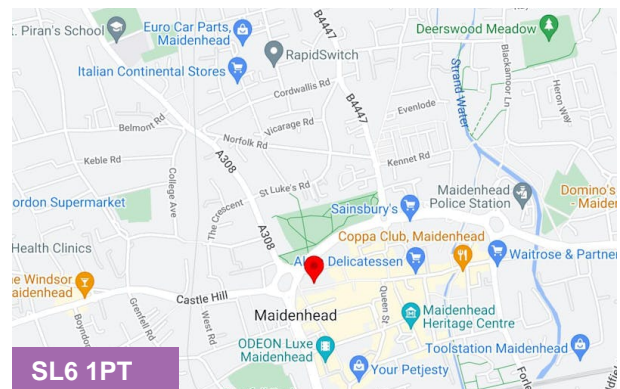
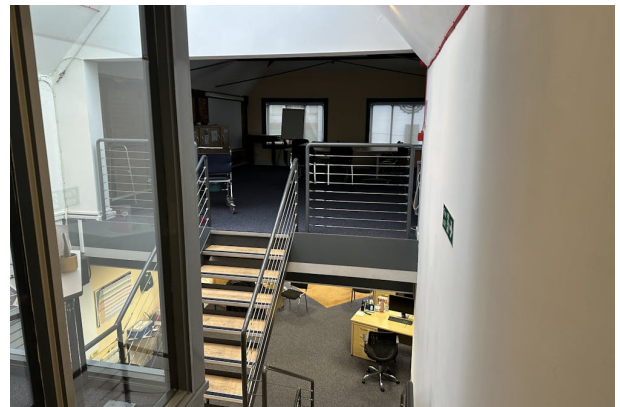
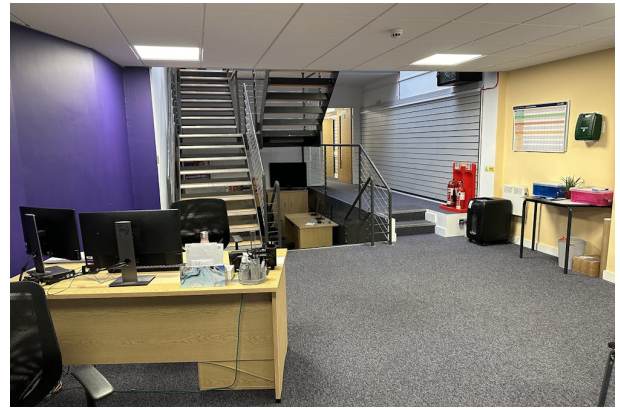
By prior arrangement via the agents only.

Terms

Available Freehold. The property is currently occupied, with the lease expiring in 2025. Full details upon application.

Legal Costs and VAT

Each party will be responsible for their own Legal Fees. All figures are quoted exclusive of VAT, which we understand will be chargeable.



Viewing & Further Information



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