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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# For Sale - Investment - Retail/Residential



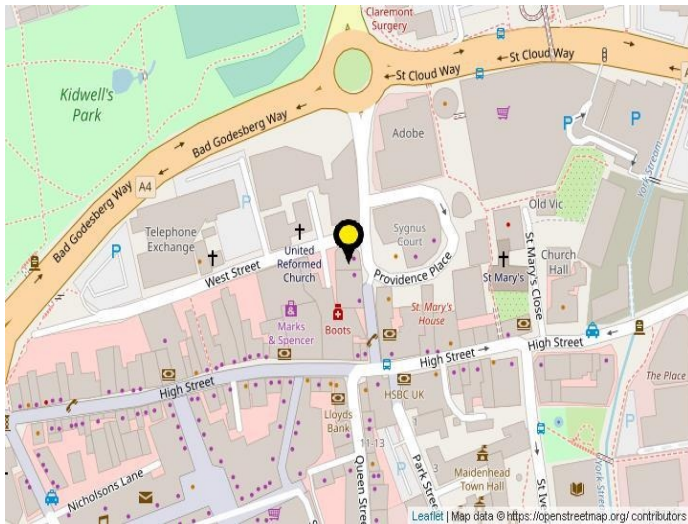
19-23, Market Street, Maidenhead SL6 8AA  
2,150 sq ft (199.74 sq m)

£435,000 for the freehold

## SIMMONS & SONS

[www.simmonsandsons.com](http://www.simmonsandsons.com)

## Location



Market Street is located off the High street in a good secondary retail location. The unit has a good double window frontage and is close to Sainsbury, Marks & Spencer in the High Street and a short walk to Maidenheads main shopping area.

## Description

Ground floor shop investment plus 20 No residential ground rents each producing £200 p.a.(increasing by £100 p.a. every 25 years). Shop let at £20,000 p.a. exclusive on a 5 year lease dated from 1/1/2022. 15 flat leases are for a term of 125 years from 2006. 5 flat leases are for a term of 135 years from 2006.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

## Accommodation

The retail accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Ground Floor Shop	2,150	199.74
<b>Total Area</b>	<b>2,150</b>	<b>199.74</b>

## EPC

The EPC rating for the retail unit is C.

## VAT

VAT is applicable and will be charged.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Terms

The freehold is available for purchase subject to the 20 long leasehold flats.

## Business Rates

Rateable Value : £34,000

Rates Payable : £16,966

Interested parties should make their own enquiries directly with Royal Borough of Windsor & Maidenhead.

## Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: [commercial@simmonsandsons.com](mailto:commercial@simmonsandsons.com)

## Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](https://www.rics.org/uk/for-you/your-practice/your-practice/your-practice/)

Sales

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