



## Freehold Retail and Residential Investment with 3 Lock-Up Garages

### 31 High Street

Cookham, SL6 9SJ

Investment, Residential, Retail

## FOR SALE

**1,588 sq ft**

(147.53 sq m)

- Attractive Location
- Separate Flat with own access
- On site Parking
- Not elected for VAT

# 31 High Street, Cookham, SL6 9SJ

## Summary

<b>Available Size</b>	1,588 sq ft
<b>Price</b>	Offers in excess of £650,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Property graded as B-E

## Description

The property comprises an attractive 3 storey non listed building with ground floor retail unit, 2/3 bedroom flat on 2 levels with small roof terrace and 3 lock-up garages to the rear plus two parking spaces. There is vehicular and pedestrian access down the side of the property to the flat and garages.

## Location

The property is located in the centre of the attractive riverside village of Cookham on the south side of the B4447 High Street in a mixed retail, residential and restaurant area, popular with both locals and tourists. The A4095 from Maidenhead to Bourne End is close by. Rail services are at Cookham, Bourne End and Maidenhead.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	EPC
Unit - Retail	638	59.27	B (48)
Unit - Flat	950	88.26	E (46)
<b>Total</b>	<b>1,588</b>	<b>147.53</b>	

## Viewings

By prior arrangement with the agent.

## Terms

Available Freehold, subject to the following leases:

The shop with the double garage is let to Barker Stone Ltd for a term of 7 years @£16,000 pax from 2022 , subject to review in September 2026.

The flat is let on an AST until 31st December 2026, at a rental of £18,000 pa (£1500 pcm).

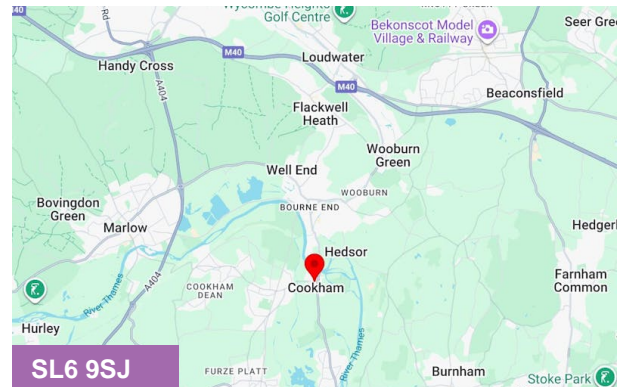
Single Garage let @ £1440 pa (£120 pcm)

## Legal Fees

Each party will be responsible for their own Legal Fees.

## VAT

We understand that this property is not elected for VAT.



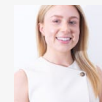
## Viewing & Further Information



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