



## Mixed Use Investment with Vacant Possession

### **93-95 Queen Street**

Maidenhead, SL6 1LR

Residential, Retail

## **TO LET / FOR SALE**

**890 to 2,708 sq ft**

(82.68 to 251.58 sq m)

- Ground floor self contained retail unit with a basement
- Two newly refurbished flats
- Located opposite the One Maidenhead development
- Vacant possession for both retail and flats
- Close proximity to Maidenhead Train Station

## Summary

<b>Available Size</b>	890 to 2,708 sq ft
<b>Rent</b>	£35,000 per annum for the Retail Unit only
<b>Price</b>	£995,000
<b>Rates Payable</b>	£13,223.50 per annum approx. for the Retail Unit.
<b>Rateable Value</b>	£26,500
<b>EPC Rating</b>	Property graded as B-D

## Description

93 Queen Street is a self-contained retail unit which benefits from an open plan layout, former kitchen area, WC and basement. 95 Queen Street has a separate to the residential entrance which consists of two newly refurbished flats. Flat 1 is a three bed, with a lounge, kitchen and bathroom, the master benefits from an ensuite bathroom. Flat 2 is a two bed flat that benefits from a lounge with a terrace, kitchen, bathroom, and master bedroom with an ensuite bathroom.

## Location

Queen Street is situated in the heart of Maidenhead town centre, directly opposite the One Maidenhead regeneration project. Maidenhead Elizabeth Line Station is a short walk which provides fast rail links to London. The Crossrail provides regular rail links to central London. Junction 8/9 of the M4 Motorway is approximately a 1.5-mile drive.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	EPC
Ground - Retail Unit	890	82.68	B (48)
1st - Flat 1	930	86.40	C (69)
2nd - Flat 2	731	67.91	D (55)
Basement	157	14.59	-
<b>Total</b>	<b>2,708</b>	<b>251.58</b>	

## Viewings

By prior arrangement with the agents.

## Terms

The retail unit only is available To Let, for a term to be agreed. The lease will be direct with the Landlord.

OR The whole is available Freehold, with vacant possession.

## Business Rates & Council Tax

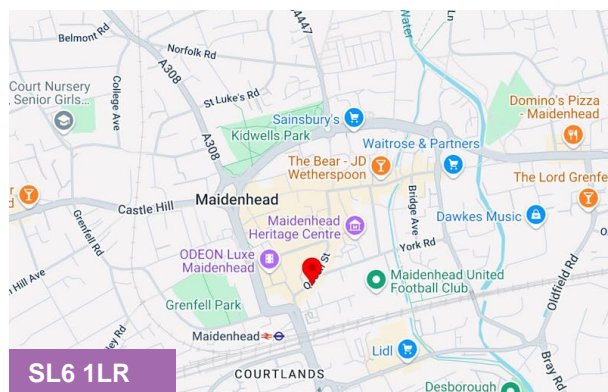
The tenant will be responsible for paying Business Rates for the Retail Unit, directly to the Local Authority. The flats are both Band D for Council Tax.

## Legal Fees

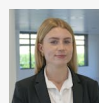
Each party will be responsible for their own Legal Costs.

## VAT

We understand the property is not elected for VAT.



## Viewing & Further Information



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