

FOR SALE

1,960 Sq.Ft. (182.08 Sq.M.)



5 High Street, Maidenhead, Berkshire, SL6 1JN

TOWN CENTRE TENANTED INVESTMENT OPPORTUNITY

- Fully Let To A Mix Of Retail & Office Tenants
- Future Residential Development Potential (STP)
- Upward Asset Management Potential



Maidenhead
01628 771221

5 HIGH STREET, MAIDENHEAD, BERKSHIRE, SL6 1JN

Location & Description

The premises are located at the eastern end of Maidenhead Town Centre giving easy access to its facilities, such as multiple national and independent restaurant operators and retailers. Maidenhead benefits from excellent road communications being located just two miles north of Junction 8/9 of the M4 motorway, whilst the M40 is due north via the A404(M) dual carriageway. The town is also served by a regular rail service to London Paddington and also benefits from being on the Elizabeth Line. Maidenhead station is within a five minute walk to the property.

A period multi let mid-terraced, commercial property, situated in a prominent High Street location. The property comprises well presented ground floor retail unit, with office accommodation to the first and second floors above accessed via a private entrance, with shared toilet and kitchenette facilities.

Investment Details, Terms Price

Ground Floor:

Tenanted by a private individual, T/A Mailbox. Internal repairing and insuring lease, with service charge contribution for common area maintenance and repairs, lease to expire Sept 2030, with Landlord break clause 2027.

1st Floor:

Tenanted by The Autism Group. Internal repairing and insuring lease, with service charge contribution for common area maintenance and repairs, lease to expire February 2028. There is a rolling tenant break clause, subject to 1 months notice.

2nd Floor

Bespoke Gardening, occupied by Social Climbers Studios, on a protected internal repairing and insuring lease, with no service charge contribution. Lease to expire March 2030, tenant break March 2027, subject to 6 months prior written notice.

The total passing rent is currently £45,740 per annum exclusive. The passing rent is under rented for the 1st floor office, as the current owners wanted to be charitable to the tenant. The second floor letting terms are also below what is felt to be market level, as the current owners would rather have seen the space let than vacant. There is therefore potential to asset manage up the rents in time.

£575,000 Guide Price. The Freehold (Title No. BK82761) is offered for sale with the benefit of three existing tenants in occupation / under lease. The property is elected to pay VAT.

To comply with our legal responsibilities as marketing agents, under Anti-Money Laundering law, it will be necessary for the successful purchaser to provide various documentation such as identification and proof of funds before the sale can progress, of which there is a small charge affiliated.

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor	797	74.04
Frist Floor	688	63.92
Second Floor	475	44.13
TOTAL	1,960	182.08

Business Rates

Ground £17,000

First £10,750

Second £7000

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

Energy Performance Rating

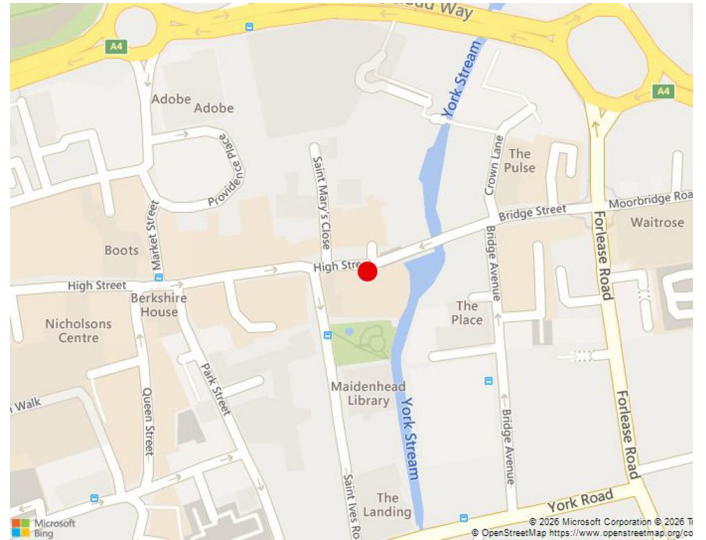
Ground C-61

First D-91

Second D-78

Viewing Arrangements:

Please contact sole agents for further information.



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