



Reversionary Freehold Gym Investment

Warren Centre

Reform Road, Maidenhead, SL6 8BT

Industrial, Investment

FOR SALE

3,700 sq ft

(343.74 sq m)

- Of interest to Investors and owner occupiers with mutual break in 2026
- Low passing rent £7.16 per sq.ft
- Rare opportunity to buy freehold investment in Reform Road
- Good parking
- Not elected for VAT
- Use Class E

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Summary

Available Size	3,700 sq ft
Price	£599,000
Rates Payable	£12,724.50 per annum approx, from April 2025.
Rateable Value	£25,500
EPC Rating	B (38)

Description

The premises comprise a detached single storey former warehouse unit, currently let to a gym operator who has been in occupation for a number of years. The unit has been fitted out with air conditioning, male and female toilets plus changing facilities. There is parking to the front of the unit for approximately 8 cars.

Location

Set in an established commercial location to the east of Maidenhead town centre with all its amenities, including the station, within walking distance. There is direct access onto to A4 from Reform Road. J8/9 of the M4 motorway are approx. 1.5 miles drive. Nearby occupiers include Toolstation, Jewsons, Screwfix and Gibbs & Dandy.

Terms

The premises are available freehold subject to an existing lease to Qube Fitness Ltd together with a personal guarantee from Mr J Thomas for a term of 5 years from June 2023 subject to a mutual break in September 2026 subject to 6 months prior notice at a current rent of £26,500 pax (£7.16 per sq.ft).

Viewings

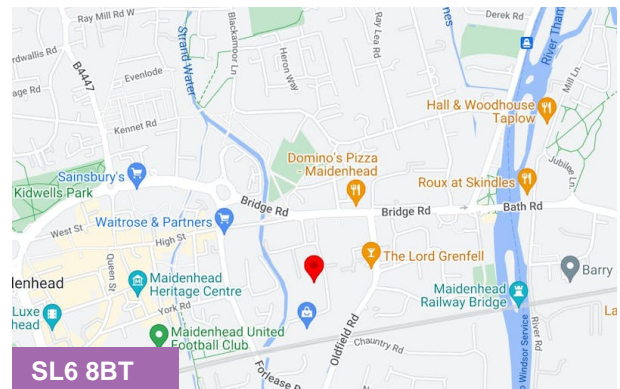
By prior arrangement with the Sole Agents. Please contact David Pearce - 07921 820943 or Mark Harris - 07598 450586.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

All figures are quoted exclusive of VAT, which we understand is not chargeable.



Viewing & Further Information



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