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Freehold, Mixed-use commercial building

22-24 King Street

Maidenhead, SL6 1EF

Office, Residential, Retail

FOR SALE

3,513 sq ft

(326.37 sq m)

- Air conditioning and gas central heating
- 3 allocated car parking spaces
- Mixed use commercial property
- Opposite Nicolson Centre

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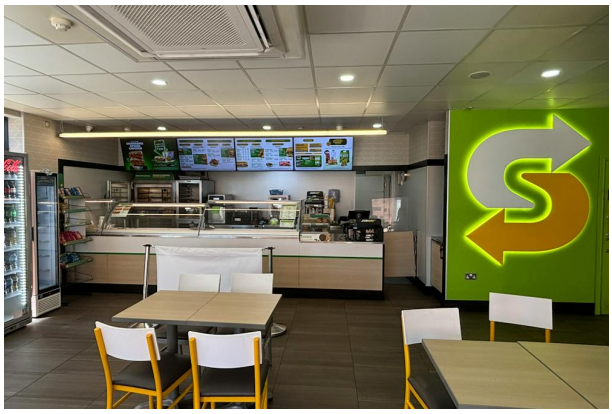
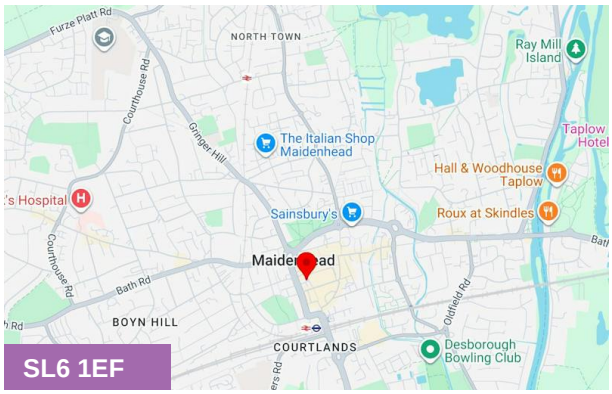
Summary

Available Size	3,513 sq ft
Price	£650,000 Offers in the region
Rates Payable	£25,704 per annum
Rateable Value	£59,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry





Description

22-24 King Street comprises a ground-floor retail unit, first- and second-floor offices, and a flat in the rear. The shop is currently let to a Subway franchise, which has recently undergone a rebranding. The first-floor office is currently vacant, with the second-floor office occupied. Communal WCs are on the landings on the first and second floors. To the rear, there is a flat sold on a long leasehold. Three allocated car parking spaces are provided in an undercroft below the flat. Please see the attached tenancy schedule for full details.

Location

22-24 King Street is well located in the heart of Maidenhead town centre and approx. 3 minutes' walk to the rail station. Crossrail is coming to Maidenhead which will provide fast rail links to central London. The entrance to the Nicholson's shopping centre is opposite the building, providing excellent amenities. Junction 8/9 of the M4 Motorway is approximately 1.5 miles drive. Heathrow airport is approximately 15 miles drive.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,132	105.17	Let
1st	1,310	121.70	Available
2nd	1,071	99.50	Let
1st - Flat	-	-	Sold
Total	**3,513**	**326.37**	

Viewings

By arrangement with agent or joint agent:
Name: Mitchell Brooks
Telephone: 07818 117 021
Email: mitchell.brooks@kemptoncarr.co.uk

Terms

Available freehold, subject to the leases in place. There are two freehold title register documents, one for the commercial element of the building and the other for the flat. The flat was sold for 999 years on the 25th December 1993, and a peppercorn rent can be collected if demanded. The flat is approx 915 sqft NIA.

Viewing & Further Information

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