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PROPERTY PARTICULARS

## FREEHOLD RETAIL INVESTMENT FOR SALE

84 High Street  
Maidenhead  
Berkshire  
SL6 1PY



### PRIME RETAIL UNIT IN TOWN CENTRE LOCATION

2,954 sq ft / 274.44 sq m

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## **LOCATION**

The premises are located in a prime position in Maidenhead High Street, a short distance from Nicholson's Shopping Centre and approximately half a mile from Maidenhead Train Station and Crossrail line. This area of High Street is pedestrianised and nearby occupiers include Costa, Tesco Express and Marks & Spencer Simply Food.

## **DESCRIPTION**

The premises comprises a retail unit, which is believed to have been constructed in the 1960's and is currently occupied by Savers Health & Beauty. The ground floor has been fitted to a high standard throughout. The first floor provides ancillary accommodation, including staff room and WC's. A parking area exists at the rear of the property for up to two vehicles. This is accessed via West Street and a small walkway exists to the side of the property linking West Street to the High Street.

There is also scope to provide an additional floor over the property in the future, subject to obtaining normal planning consents. The property benefits from Class E Use.

## **ACCOMMODATION**

The premises provide the following accommodation measured on an approximate net internal area basis:

|              |                           |
|--------------|---------------------------|
| Ground Floor | 2,596 sq ft / 241.18 sq m |
| First Floor  | 358 sq ft / 33.26 sq m    |
| Total        | 2,954 sq ft / 274.44 sq m |

## **INVESTMENT SUMMARY**

The property is let to Savers Health & Beauty Limited for a term of 10 years from 8<sup>th</sup> February 2021. The rent is currently £50,000 per annum and there is an upwards only rent review on 8th February 2026.

## **PRICE**

Our clients seek offers in excess of £750,000 for their freehold interest. The property is elected for VAT.

## **DUE DILIGENCE**

Any interested parties will be required to provide company information and proof of funds to comply with anti money laundering legislation.

## **RATES**

The Valuation Office indicates a Rateable Value as of 1st April 2026 of £46,000. Rate in the £ for 26/27 is 38.2p

## **ENERGY PERFORMANCE RATING**

E-117

### **LEGAL COSTS**

Each party is to be responsible for their own professional and legal fees.

### **VIEWING**

By appointment with the Sole Agents Duncan Bailey Kennedy:-



**Phillip Mawby / Tom Good**

**Email: [phillipm@dbk.co.uk](mailto:phillipm@dbk.co.uk) / [tomg@dbk.co.uk](mailto:tomg@dbk.co.uk)**

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### **SITE PLAN**



