

## Maidenhead

### 84-86 Furze Platt Road

### Berkshire

### SL6 7NH

- **Freehold Convenience Store and Residential Investment**
- Comprising a 140 sq m (1,507 sq ft) convenience store
- Includes a large 2 bedroom flat above
- Main A road frontage
- No VAT applicable
- 2014 Rent Review outstanding
- Current Rent Reserved

**£23,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



#### Tenure

Freehold.

#### Location

Maidenhead, with a population of some 59,500, is a busy, popular and prosperous Thames Valley town which has seen much development over recent years. It is situated 26 miles west of Central London, 10 miles west of Slough and 15 miles north-east of Reading. The town benefits from excellent road communications, with the A404(M) providing access to the M4 Motorway to the south and the M40 Motorway to the north. The town also benefits from regular rail services to London (Paddington) with a fastest journey time of 26 minutes, whilst Heathrow Airport is within easy reach.

Communications will further improve on completion of Crossrail, which will run from Reading via Maidenhead through Central London and beyond.

The property is situated less than 1 mile to the north-west of the town centre, on the north side of Furze Platt Road (A308) at its junction with Switchback Road South, very close to Furze Platt Senior School. Occupiers close by include a mix of local occupiers.

#### Description

The property is arranged on ground and one upper floor to provide a ground floor convenience store, which was extended by the previous tenant, together with a self-contained two bedroom flat on the first floor above. The property benefits from on-site parking for approximately 8 cars to the side and rear.

The property provides the following accommodation and dimensions:

Gross Frontage	11.5 m	(37' 8")
Net Frontage	9.8 m	(32' 2")
Shop and Built Depth	14.2 m	(46' 7")
Ground Floor	140 sq m	(1,507 sq ft)
First Floor Flat – 3 Rooms, Kitchen, Bathroom		

#### Tenancy

The entire property is at present let to M HUSSAIN (t/a Best-One) for a term of 20 years from 31st January 1999 at a current rent of £23,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

#### Planning

The property and site may be suitable for future redevelopment subject to obtaining all the necessary consents.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

EPC Rating 69 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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