



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 to the south and the M40 to the north. The town also benefits from regular rail services to London (Paddington) with a fastest journey time of 25 minutes whilst Heathrow Airport is within easy reach. The property is situated in the pedestrianised town centre near High Street Mall, where occupiers include Wilkinsons, Barclays, Costa, Boots Opticians, Holland & Barrett, McDonald's and Thomas Cook.

Description

The property is arranged on ground and two upper floors to provide a newly fitted hair salon with ancillary accommodation above. There are two parking spaces to the rear that are separately let.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
83 High Street	J Vieira Esq (t/a Echo's Hairdressing) (1)	Gross Frontage 5.00 m Net Frontage 4.10 m Shop Depth 17.25 m Built Depth 18.05 m First Floor 47.65 sq m Second Floor 24.08 sq m 2 Car Spaces to Rear	10 years from 22.03.2012 Rent review in 5th year (2) FR & I	£27,500 p.a.	Rent Review 2017
Space 1	L T Stokes	1 Space	Licence from 01.04.12 to 01.04.13	£900 p.a.	-
Space 2	H Brooke	1 Space	Licence from 02.11.11 to 01.11.12	£900 p.a.	-

(1) £11,000 rent deposit held.

(2) There is a rent free period expiring 24th June 2012 and a further one month rent free on completion of decoration works within 6 months of lease commencement.

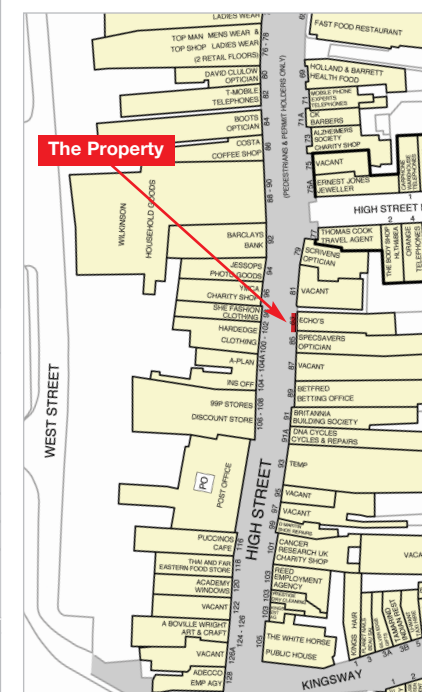
Total £29,300 p.a.

Maidenhead

83 High Street Berkshire SL6 1JX

- **Freehold Shop Investment**
- Shop and upper floors let on a lease expiring 2022 (no breaks)
- Central trading position adjacent to Specsavers
- Shop Rent Review 2017
- Total Current Rents Reserved
£29,300 pa

**SIX WEEK COMPLETION
AVAILABLE**



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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