



Self contained shop and flat located in a residential area.

108 North Town Road

Maidenhead, SL6 7JH

Retail

FOR SALE

3,032 sq ft

(281.68 sq m)

- Freehold opportunity
- Ground floor open plan shop
- First floor flat
- Rear access via a roller shutter

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Summary

Available Size	3,032 sq ft
Price	£375,000.00
Rates Payable	£8,732.50 per annum approx, from April 2023. Council Tax is in addition.
Rateable Value	£17,500
EPC Rating	Property graded as C-D

Description

108 North Town Road is a self-contained freehold opportunity. The ground floor is an open-plan shop, with ancillary space. To the rear is further storage and a roller shutter. The first-floor flat is accessed via an external staircase. The flat includes 1-2 bedrooms, a bathroom and kitchen. The property is to be sold as seen.

Location

Located in the North of Maidenhead town centre and a short walk to Furze Platt rail station. North Town Road is a predominantly residential road with other commercial premises close by. Maidenhead is well located for the national motorway network and Heathrow Airport. J8/9 of the M4 motorway is approx 1.5 miles from the town centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	EPC
Ground - Retail Unit	2,571	238.85	C (51)
1st - Residential Flat	461	42.83	D (58)
Total	3,032	281.68	

Viewings

By appointment with the agent.

Terms

Available Freehold.

Business Rates & Council Tax

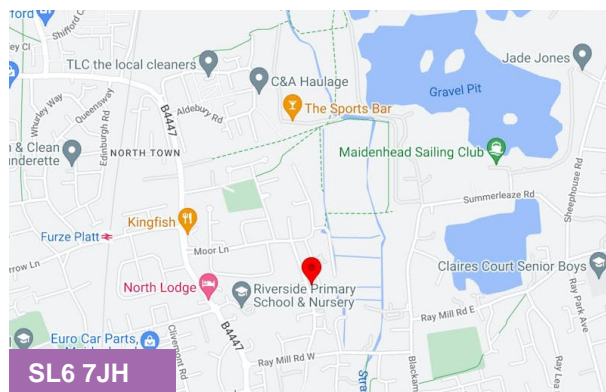
The occupier will be responsible for paying Business Rates and Council Tax directly to the Local Authority. The residential flat is Council Tax band B. The purchaser is to make their own enquiries to the local authority.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

All figures are quoted exclusive of VAT, which may be payable.



Viewing & Further Information



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