

124 NURSERY ROAD, TAPLOW, BUCKS, SL6 0JU
Freehold shop, maisonette above and garage for sale



DESCRIPTION

A vacant freehold shop with a two-bedroom maisonette above, side store and garage located in a shopping parade off Lent Rise Road, close to the A4 and Sainsburys.

ACCOMMODATION (all sizes approximate)

The premises comprise a ground floor shop.

Sales area 56.39 sq m (607 sq ft)

Kitchen 2.32 sq m (25 sq ft)

Toilet 2 sq m (21.5 sq ft)

Lobby 1.38 sq m (14.85 sq ft)

Side store.

Garage.

Total area approx. 62.09 sq m (668.4 sq ft)

The maisonette above is arranged over two floors and comprises entrance hall, Lounge, kitchen, bathroom and two bedrooms.

The maisonette is approx. 75 sq m (807.3 sq ft)
(from the energy performance certificate)

TERMS

Available freehold at £475,000 exclusive

The property is held under two titles (further details on request)

The maisonette above is let under a periodic tenancy currently generating £900 pcm.

BUSINESS RATES

The rateable value for the shop is £12,000 (April 2026)

Small business relief may apply.

LEGAL COSTS

Each party will be responsible for its own legal and professional costs incurred.

V.A.T.

Unless otherwise stated terms are exclusive of V.A.T where payable.

EPC (energy rating)

Ground floor TBA.

First floor maisonette 67D

PLANNING

Prospective tenants are advised to make their own enquiries regarding current and future planning consents and uses.

VIEWING

Strictly by appointment via Focus Commercial, telephone 01753 770124.

LIMITATIONS

Measurements are for guide purposes only and are offered for the purpose of assisting the prospective tenant in deciding whether to visit the property. Buyers must also rely on their own measure.