



## Investment Commercial Property

**18-22 Bridge Street**

Maidenhead, SL6 8BJ

Office, Retail

**FOR SALE**

**2,889 sq ft**

(268.40 sq m)

- Excellent Location
- Large Shop Frontage
- Offices & Retail Shop
- 10 minute Walk to Cross Rail Station Maidenhead

# 18-22 Bridge Street, Maidenhead, SL6 8BJ

## Summary

Available Size	2,889 sq ft
Price	Offers in excess of £650,000
Business Rates	Upon Enquiry
EPC Rating	Property graded as D-D (94-99)

## Description

18-22 Bridge Street comprises an open plan, self contained vacant retail unit on the ground floor. The unit benefits from a prominent shop frontage and pedestrianized rear access.

The functional fully let self contained offices on the first, 2nd and 3rd floors are let on a lease term until 2027. Full details on application.

## Location

Bridge Street is located in the vibrant town of Maidenhead, the retail unit is on the edge of the town center next to the high street. With the Nicholson center being only a 10 minutes walk as well as a 10 minute walk to Cross Rail, providing connections to Central London in approx 41 minutes. With the M4 being situated 4 miles North approx of Maidenhead allowing great motorway access.

## Accommodation

Name	sq ft	sq m	Availability
Ground	1,140	105.91	Sold
Unit - Upper Offices	1,749	162.49	Sold
Total	2,889	268.40	

## Viewings

By appointment with the agents.

## Terms

Investment for sale Freehold, subject to the existing leases. The retail unit is available To Let with immediate occupation. Details on application.

## Business Rates

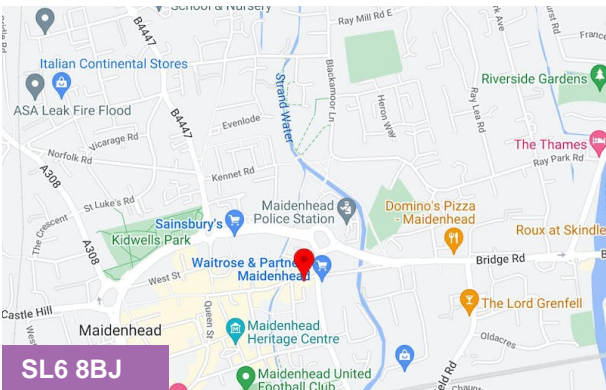
The upper floor tenant will be responsible for paying Business Rates directly to the Local Authority.  
The Ground Floor rates are the responsibility of the Landlord until Let.

## Legal Fees

Each party will be responsible for their own Legal Fees.

## VAT

All figures quoted are exclusive of VAT which may be chargeable



## Viewing & Further Information



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