

01628 439006

FOR SALE

MAIDENHEAD

Viking House, Denmark Street
SL6 7BN



2,700 sq.ft

Self-contained Office

Floor Areas

sq.ft.

sq.m.

Total area split across
ground, first and second
floors

2,700

250.84

Key Features

- Freehold office building - currently D1 use (which is specific to the existing occupier).
- Mixture of open plan and partitioned meeting rooms.
- 11 parking spaces.
- Part air-conditioning.
- Gas central heating.
- WCs and kitchen.



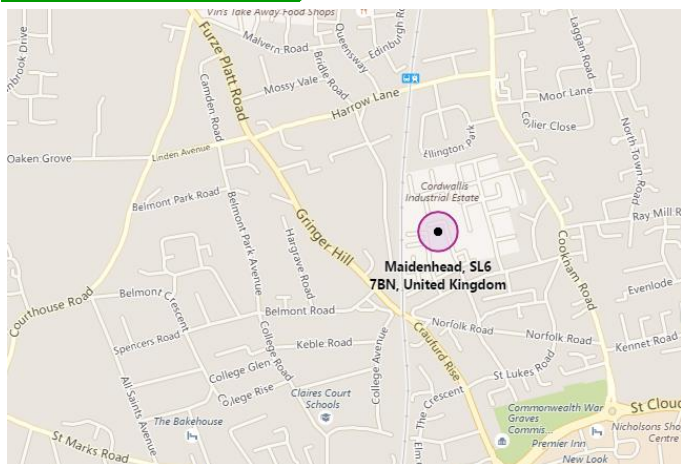
Location

Viking House is located less than a 20 minute walk to Maidenhead town centre with the benefit of all the retail amenities and train station (Crossrail). The M4 is approx. 5 minutes' drive. The building is located adjacent to the central business estate to the North of Maidenhead.

Description

Detached ground, first and second floor premises which is currently used as a physio therapy practice. The current D1 use planning consent is specific to the occupier, therefore, the planning will revert back to B1 use (office) once they vacate. The property has the benefit of parking for 11 cars and has part air-conditioning, gas central heating, carpeting and studio flooring, WCs and a kitchen. There is a mix of open plan and partitioned offices.

Map



Agents



Page Hardy Harris
1 Bell Street, Maidenhead,
SL6 1BU

Roger Platt
25-29 Queen Street,
Maidenhead, SL6 1NB

Terms

The Vendor is seeking a price of **£650,000** for the Freehold.

The property will be sold with Vacant Possession.

Business Rates

The Tenant will be responsible for paying Business Rates direct to the local authority.

Rateable Value – £28,750

Business Rates Payable 2017/18 - £12,218.58 – Transitional.

(Please check these figures with the local authority, small business relief & transitional relief currently applies).

EPC Rating

D - 93

Legal Costs

Each party to pay their own legal costs.

VAT

The building is not registered for VAT.

Viewing



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