

# TO LET

6,783 Sq.Ft. (630.14 Sq.M.)



71-73 Furze Platt Road, Maidenhead, Berkshire, SL6 7NG

## PROPERTY IN A PROMINENT ROADSIDE LOCATION

- Suitable For A Variety Of Uses
- Currently Provides A Mix Of Showroom, Office, Workshop & Stores With Forecourt & Enclosed Yard
- Approx 0.40 Acre Site



Maidenhead  
01628 771221

# 71-73 FURZE PLATT ROAD, MAIDENHEAD, BERKSHIRE, SL6 7NG

## Location

The property is prominently located on the A308 one of the main connecting roads into Maidenhead Town Centre (circa 1.1 miles), near to the A404 link road providing onward travel via J4 of the M40 & J8/9 of the M4.

## Description

A standalone Roadside property, with full width & height glazed frontage, large forecourt and gated enclosed rear yard.

Formerly trading as a national motorcycle showroom / workshop, premise, benefitting from motortrade planning consent.

The property is currently configured as showroom & office, with workshops to the rear benefitting from 4 roller shutter doors. There is potential to reinstate a side access to the showroom to create 5 loading / access points.

The current configuration of the property can be adapted to meet the needs of various other uses such as Medical, Office, Leisure, Food & Beverage & Light Industrial - subject to planning permission.

## Accommodation

	Sq.Ft.	Sq.M.
Front Showroom and Offices	2,395	222.5
Lower Showroom and Workshop	2,785	258.73
Stores	1,603	148.92
<b>TOTAL</b>	<b>6,783</b>	<b>630.14</b>

## Rent

From £70,000 Per Annum Exclusive

The above rent is exclusive of business rates, insurance and utilities, and will be subject to VAT. There is not a service charge, as a self-contained site.

## Terms

A new full repairing and insuring lease is available on terms to be agreed, direct from the landlord.

The landlord will consider another motortrade operator, if a well established entity or national franchise branding.

There is potential to also include the self-contained 3 bedroom flat, for an additional £15,000 per annum, within the overriding commercial FRI lease.

## Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead.

Rateable Value: £100,000

We suggest the amount, and rates payable are verified by contacting the ratings officer at RBWM directly.

Note: the Maisonette is not included within the rateable value.

## Legal Costs

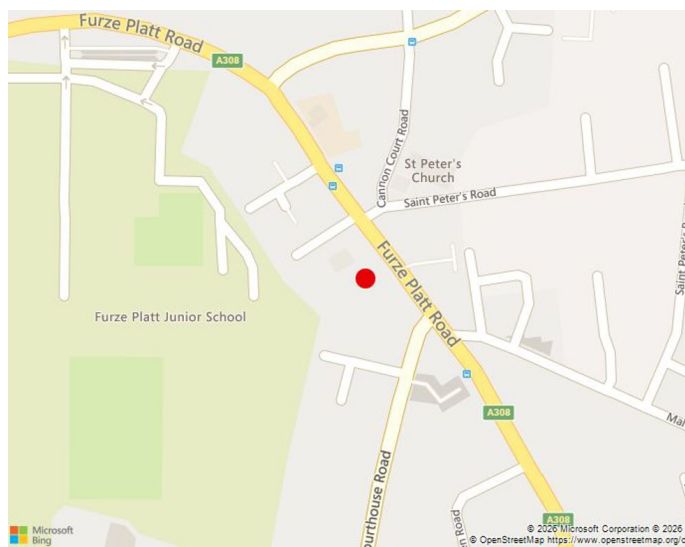
Each party to bear their own professional and legal costs.

## Energy Performance Rating

B-39

## Viewing Arrangements:

For viewings please contact Joint Sole agents Harringtons Commercial, or Kempton Carr Croft



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