



The Borough

15 Queen Street, Maidenhead, Berkshire, SL6 1NB

Freehold £650,000

- Central location in bustling Maidenhead
- Three-storey mid-terrace property
- Stylish ground floor bar (25-30)
- First Floor dining room (15-20)
- Trade kitchen and separate prep room
- Suitable for alternative uses (STPP)

Ref: 95733

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SP Sidney
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LOCATION

The Borough is situated in the heart of the affluent and bustling Berkshire market town of Maidenhead. The town lies on the south-western bank of the River Thames, approximately 13 miles north-east of Reading. This expanding commuter town boasts a population in the region of 68,000 residents and is undergoing much regeneration to provide a modern town centre with city style living.

The town lies adjacent to junction 8/9 of the M4 motorway which in turn provides fast road access to Reading, the west, London Heathrow Airport and central London. Maidenhead is serviced by its own railway station which provides Great Western Services to London Paddington as well as high speed Elizabeth Line services to Reading and central London, making this one of the most commutable towns in the area.

The Borough is situated on Queen Street, a semi-pedestrianised street which houses a collection of retail and professional businesses.

The property is a three-storey, mid-terrace property constructed in a Georgian style. The property has been well invested in and is presented to a high standard throughout. The property comprises in brief:

GROUND FLOOR

- BAR: With central BAR SERVERY, stripped wood flooring and potential to seat 25-30.
- WINE STORE.

BASEMENT

- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- CHILLED BARREL STORE.
- STORE With WALK-IN FRIDGE.

FIRST FLOOR

- TRADE KITCHEN.
- STOREROOM.
- PLANT ROOM.
- PREP and WASH-UP ROOM.
- DINING ROOM: With stripped wood flooring, Victorian fireplace and potential to seat 15-20.

SECOND FLOOR

- THREE ANCILLARY ROOMS

- FORMER BATHROOM.
- UNISEX TOILET.

EXTERNAL

- SMOKING AREA.

THE BUSINESS

The premises is currently closed. No trade is sold or warranted. Trade accounts are not available for examination.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: The Royal Borough of Windsor & Maidenhead

Rateable Value: £16,700



TENURE & PRICE

FREEHOLD £650,000 SOLD AS SEEN WITH VACANT POSSESSION

Trade fixtures and fittings currently within the premises are under the ownership of the outgoing Tenant and are not included in the sale. Any fixtures and fittings that remain on the premises at the time of completion will be included in the sale, with the exception of any third party items and items such as beer raising and cellar cooling equipment, branded items, and gaming machines etc. which will be excluded. An inventory will not be provided. The vendors will not be required to remove such items that remain on the premises.

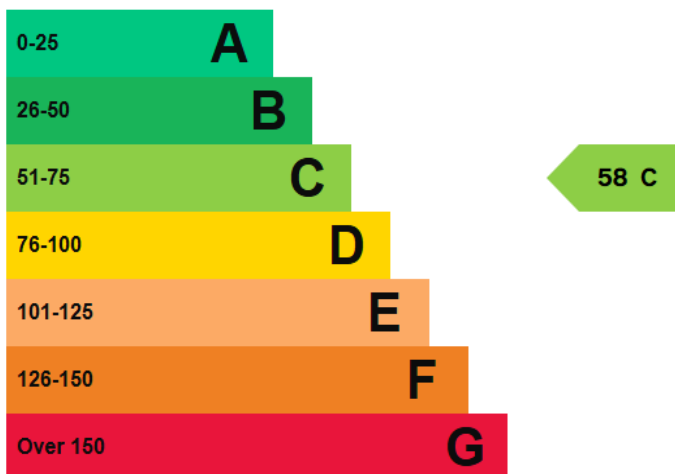
VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

PLANNING

The property would suit a range of concepts falling under the Sui Generis class usage including, pub, Craft beer tap room, wine bar, licenced café, betting shop or hot food takeaway.

Alternatively, subject to the necessary planning permission, the unit could be utilised for Class E enterprises including retail, office, professional services or medical use.



BUSINESS MORTGAGES

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EPC Reference: 1885-2876-1957-1219-3166

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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