

FOR SALE



POCKETTS YARD
HIGH STREET
MAIDENHEAD
SL6 9SL

FREEHOLD MIXED USE COMMERCIAL INVESTMENT

- Offers in excess of £325,000
- Village centre location
- Current income £25,000 per annum
- No VAT

LOCATION

Cookham is a Thames-side village and civil parish on the north-eastern edge of Berkshire, England, 2.9 miles (5 km) north-north-east of Maidenhead.

Pocketts Yard is situated to the south of the High Street and approximately 170 metres west of Sutton Road and 320 metres south-west of the River Thames.

DESCRIPTION

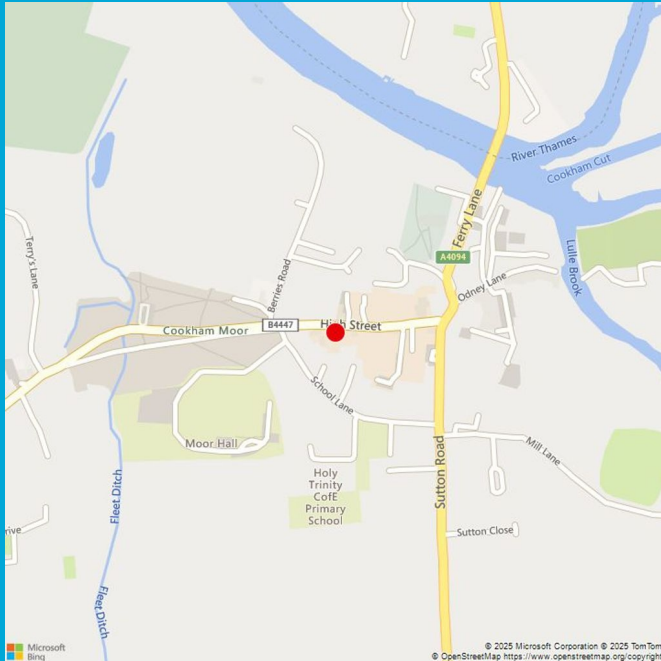
The property consists of a terraced building with two retail units on the ground floor and two flats above. There is a gated undercroft which leads to a rear courtyard with a further flat and an office (this has been removed from the title).

The three flats have been sold off and are subject to Leases of 125 years from 24 June 1996. They each pay £100 PA ground rent.

There are five parking spaces with one demised to each unit.

SERVICE CHARGE

Each property contributes towards a service charge.



ACCOMMODATION

We have not measured the retail units, however understand that these have a gross internal area of:

Unit 1 @ 52 sq.m.
Unit 2 @ 46 sq.m.

These should be confirmed by any purchaser.

It is understood that each of the flats comprise a kitchen, reception room, bathroom and two bedrooms.

TENURE

Freehold subject to existing tenancies and subject to serving Section 5 notices under the Landlord & Tenant Act 1987

Unit 1: 10 year lease from January 2019 at £11,500 PA
Unit 2: 10 year lease from February 2020 at £13,200 PA

Commercial tenancies are inside the renewal provisions the Landlord & Tenant Act 1954

EPC

Unit 1: C 51
Unit 2: C 59

VIEWINGS



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Important Notice

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