



**SITUATION**

Located close to the junction with St Ives Road, adjacent to **The Bear Public House** and in a prominent position within the town centre, amongst such multiples as **Pizza Express, Sports Direct, Halifax** and **Subway**.

Maidenhead is a prosperous Thames Valley town which lies approximately 26 miles west of central London and enjoys easy access via the A404(M) to the M4 and M40 motorways.

**PROPERTY**

An attractive mid terrace building within a Conservation Area comprising a **Ground Floor Shop** with external access to an **Upper Part** via the front gates of the adjoining Pub.

VAT is NOT payable in respect of this Lot

**FREEHOLD**

**Note: Work has now commenced at this end of the High Street on the first phase of the 3 phase Chapel Arches scheme which will transform a substantial part of the town centre with more than 200 new apartments, shops, restaurants, cafés and offices, built around the York Stream which will itself be given a new lease of life under ambitious plans by the Maidenhead Waterways Restoration Group.**

**Visit: [www.barnettross.co.uk/maidenhead1](http://www.barnettross.co.uk/maidenhead1) and [www.barnettross.co.uk/maidenhead2](http://www.barnettross.co.uk/maidenhead2)**

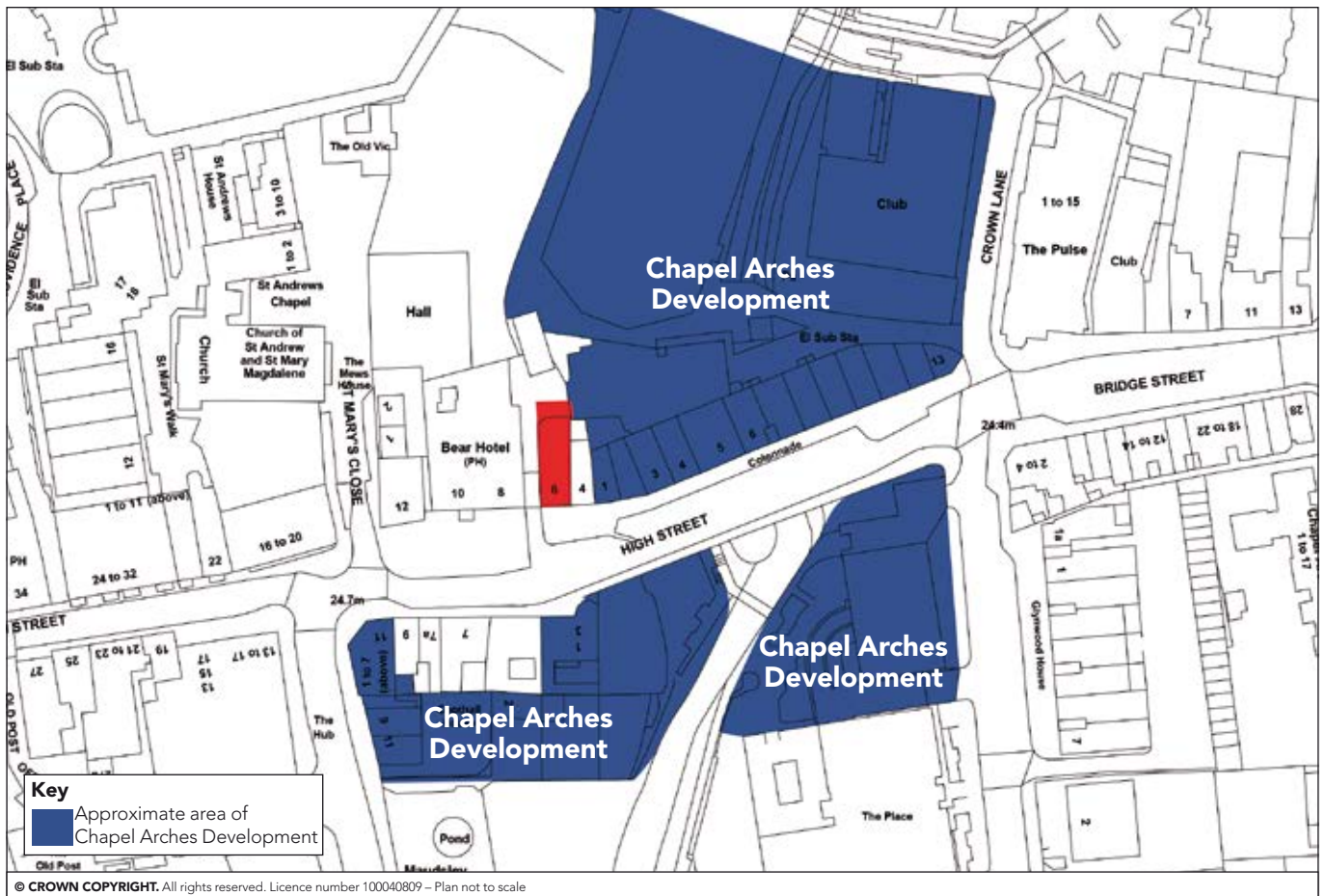
**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'9" Internal Width 18'8" narrowing at rear to 15'2" Shop Depth 52'0" Built Depth 73'8" Rear Store Area Approx 265 sq ft WC	<b>Helen &amp; Douglas House</b> <b>(A well known charity est. in 1982 to provide hospice care for children and young adults) (having 34 branches)</b>	10 years from 17th May 2007	£30,696.20	FRI
First & Second Floors	Not inspected	<b>P. Cook &amp; K. Cook</b> <b>t/a P &amp; K Builders</b>	125 years from 14th December 2006	£100	FRI
<b>TOTAL</b>				<b>£30,796.20</b>	

**£30,796.20 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page



**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts