

Retail Unit + 2 bed flat

652 Bath Road Taplow, Nr Slough, SL6 0NZ

Retail plus rear yard

2,715 SQFT

FOR SALE / TO LET

POTENTIAL DEVELOPMENT OPPORTUNITY
OR OTHER USE CLASSES



FOR SALE / TO LET

Prominent position opposite Sainsburys and near 'The Bishop Centre'

652 BATH ROAD, Taplow, Nr Slough

652 Bath Road, Taplow, near Slough, SL6 0NZ

Location

The property is ideally situated on the busy A4 Bath Road in Taplow, midway between the towns of Maidenhead and Slough. The position is highly visible and is an ideal shop window to passing traffic, as well as benefitting from easy access from the M4 Motorway, junction 7. The property is a 10 minute drive from both Slough and Maidenhead town centres. Taplow Crossrail station is within a 10 minute walk.

The Property

The ground floor is trading as an A1 retail unit with ancillary offices, stores, rear workshop and kitchen. It includes air conditioning, LED lighting, wooden flooring. The first floor is a self contained two bedroom flat with separate rear external entrance via metal stairs.

Ground floor retail - 2,054 sqft
1st floor flat - 661 sqft
TOTAL - 2,715 sqft

Plus total yard / parking area of 3,743 sqft,

which includes a gated side entrance into a rear yard area of circa 1,760 sqft.

The side access also includes some storage area. The front parking area totals 1,983 sqft.

These particulars are for general guidance only and do not constitute any part of an offer or contract. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact, but must satisfy themselves as to the correctness of each of them. VAT is exclusive unless otherwise stated.

652 BATH ROAD – 2,715 sqft

The property would suit an owner occupier looking for an ideal A4 main road frontage. The roundabout for the M4 motorway junction is within a couple of minutes from the building. Both Maidenhead and Slough are within easy access.

The population within a 10 minute drive time is circa 159,000.

The estimated turnover of the nearby 'Bishop Centre' retail park was £27.8m in 2016, being over 5x the turnover of the whole of retail in Burnham.

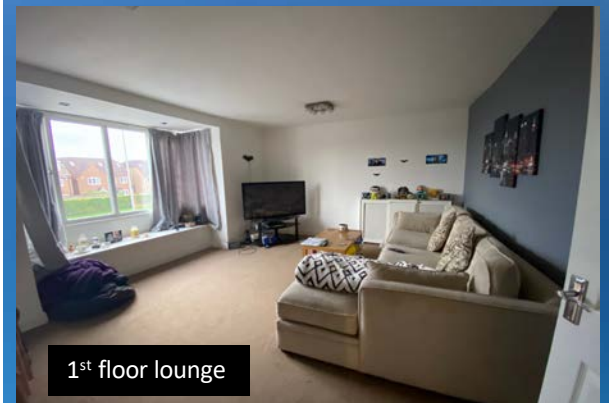
The site is ideal for retailers who want a mix of a good retail frontage (6.5m window display area) and further space for online trading opportunities.

The new E class planning means that this site is suitable for a variety of uses including, retail, medical, office, light industrial and leisure.

Sold with vacant possession.
EPC is to be confirmed.

FREEHOLD PRICE: On application.

LEASE: Available on a new lease for a term to be agreed.
Rent on application.



1st floor lounge



1st floor kitchen

Contacts:

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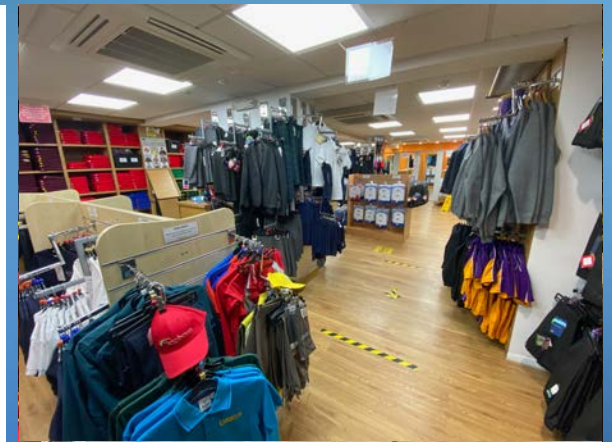
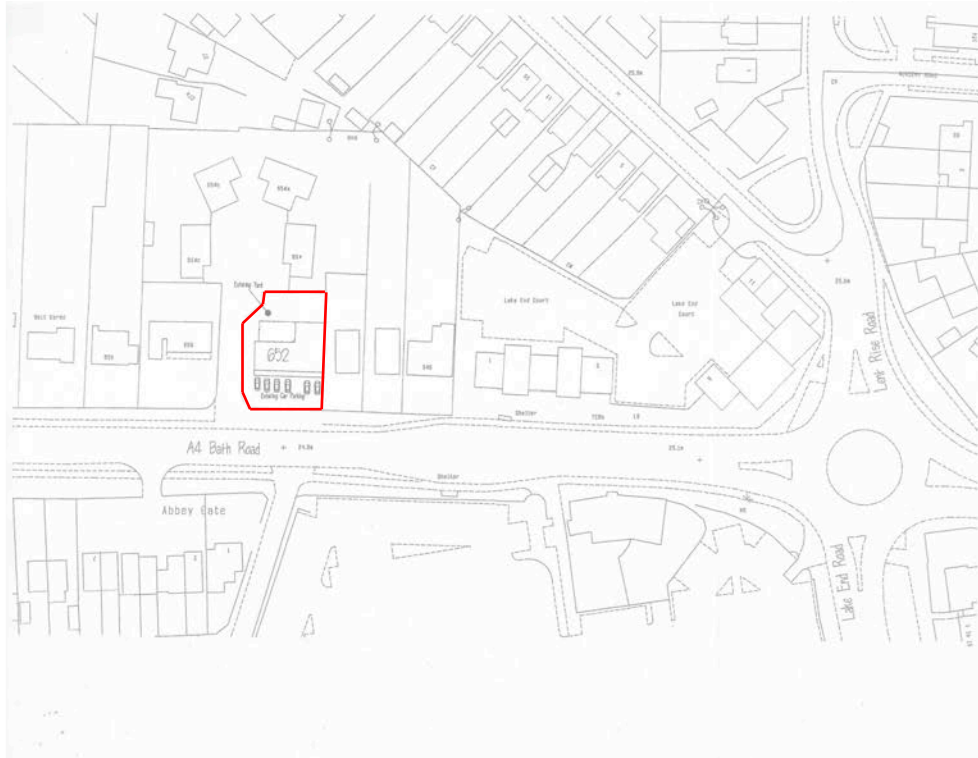
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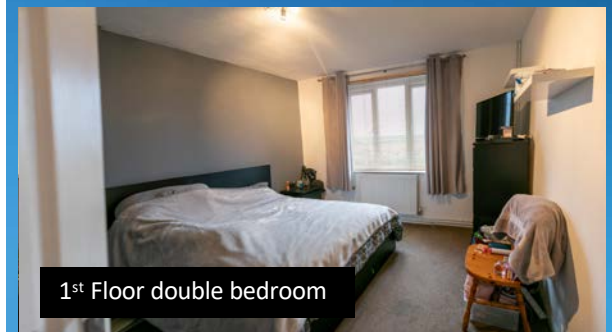
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Site Plan



1st Floor Flat



1st Floor double bedroom



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