

**Lot 25, 23 Queen Street, Maidenhead,  
Berkshire SL6 1NB**

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Retail and Residential Ground Rent Investment

- Shop let to mobile phone repair specialists (t/a I Cracked It)
- Lease expires November 2025 (3)
- Includes four separately accessed flats above let on long leases
- VAT-free investment
- Close to Nicholsons Shopping Centre
- Nearby occupiers include Marks & Spencer, Tesco Express, Iceland Supermarket, Boots the Chemist, Superdrug, Mcdonald's, Greggs, Costa and a JD Wetherspoon

#### Lot

25

#### Auction

27th March 2024

#### Rent

£13,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail/Residential

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

4 miles south-east of Marlow, 12 miles north-east of Reading, 25 miles west of Central London

#### Roads

A308, A404, M4

#### Rail

Maidenhead Railway Station (Elizabeth Line and Overground)

#### Air

London Heathrow Airport

### Situation

Maidenhead is a popular and affluent Berkshire market town which benefits from excellent communications, with the M4 motorway being less than two miles to the south and direct access into Central London via Elizabeth Line. The property is prominently situated on the north side of Queen Street, in the heart of the town centre, close to Nicholsons Shopping Centre. Nearby occupiers include Marks & Spencer, Tesco Express, Iceland Supermarket, Boots the Chemist, Superdrug, Mcdonald's, Greggs, Costa and a JD Wetherspoon.

### Tenure

Freehold.

### EPC

Band B

### Description

The property comprises a shop arranged on part of the ground floor with four separately accessed flats arranged on basement, part ground, first and second floors, let on long leases.

### VAT

VAT is not applicable to this lot.

### Note

Notices pursuant to Section 5b of the Landlord and Tenant Act 1987 have been served to the residential lessees. No acceptance notices have been received from the tenants within the permitted period and therefore the tenants are not able to exercise the right of pre-emption on this sale.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.	Rent Review
Part Ground	Retail/Ancillary	20.33	(218)	IFUSIONIT LTD (2) (t/a icrackedit)	6 years from 28/11/2019 (3)	£12,000	28/11/2024
Basement (Flat 1)	Residential	-	-	TWO INDIVIDUALS	125 years from 24/06/2018	£250 rising to £500 in June 2043 with further increases every 25 years	24/06/2043 and 25-yearly thereafter
Ground (Flat 2)	Residential	-	-	AN INDIVIDUAL	125 years from 24/06/2018	£250 rising to £500 in June 2043 with further increases every 25 years	24/06/2043 and 25-yearly thereafter
First (Flat 3)	Residential	-	-	TWO INDIVIDUALS	125 years from 26/06/2019	£250	-
Second (Flat 4)	Residential	-	-	AN INDIVIDUAL	125 years from 24/06/2018	£250 rising to £500 in June 2043 with further increases every 25 years	24/06/2043 and 25-yearly thereafter
<b>Total Commercial Area</b>		<b>20.33</b>	<b>(218)</b>			<b>£13,000</b>	

(1) Areas provided by VOA ([www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates))

(2) The tenant are Apple Certified Technicians that specialise in repairing Apple smartphones, tablets and laptops ([www.icracked-it.com](http://www.icracked-it.com))

(3) The lease is subject to a tenant only option to determine at anytime on 12 months notice.

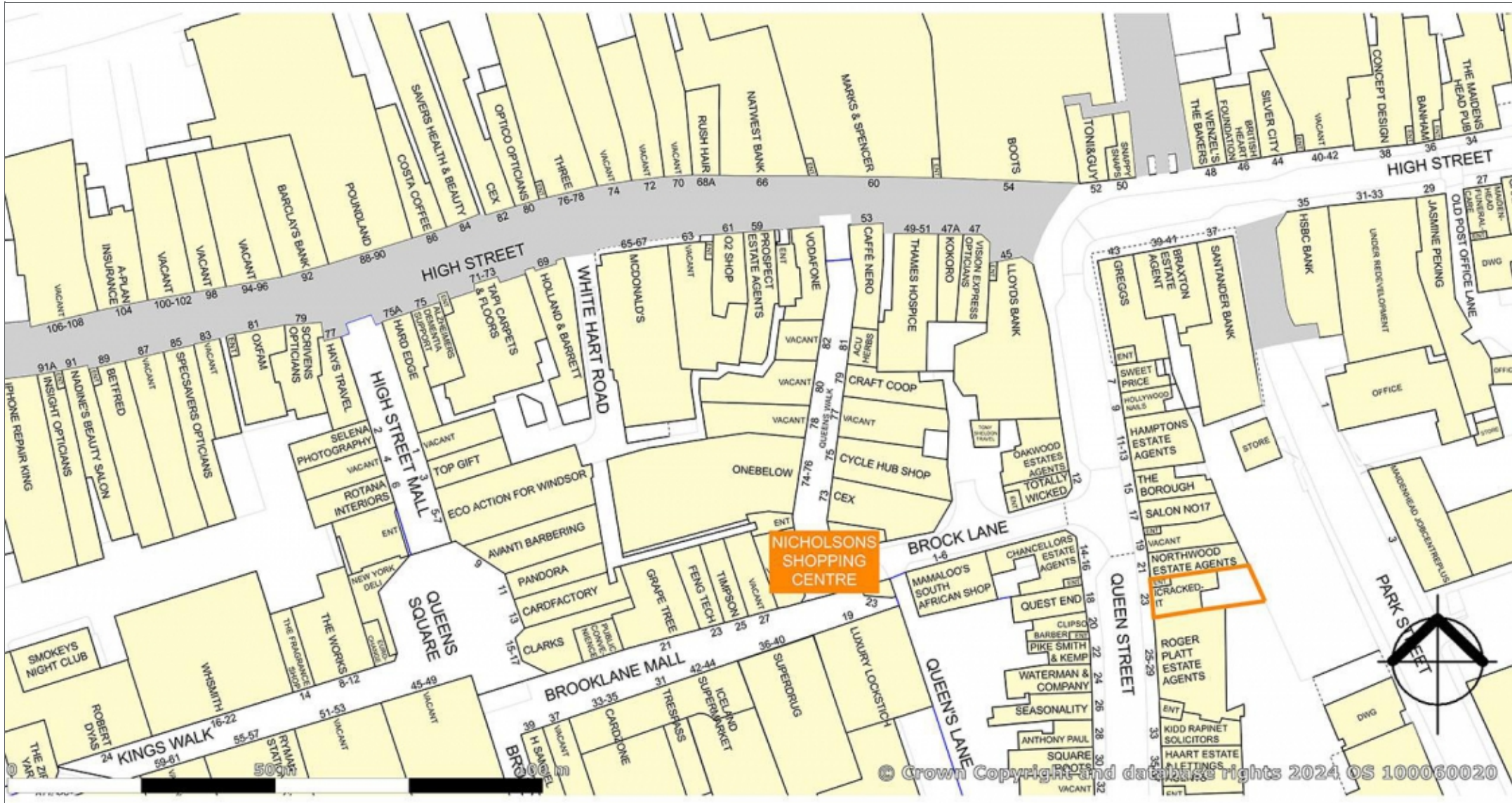
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## Contacts

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September 2020