



3 Farm Road, Maidenhead, SL6 5HX **Offers Over £700,000 Freehold**

COMMERCIAL/RESIDENTIAL. A superb opportunity to acquire a mixed use property with the potential for development subject to planning permission. To the ground floor is a very well presented commercial premises with retail space, offices, storage rooms and a garage, while to the first floor there is a 2/3 bedroom flat. The property is very well located to the west side of Maidenhead in a desirable residential area in a small and popular parade of shops. Vacant possession is available immediately

Ground Floor Commercial Premises

Floor area extends to approximately 168sq meters.

Front entrance to shop/retail space with access to offices/storage/staff kitchen and integral garage.

A staff kitchen and cloakroom are also present. There is also a further second side access with access to cloakroom.

Outside

To the front is hardstanding on block paving

To the rear is a courtyard area and storage room

First Floor Flat

Side Entrance Door

Storage cupboard, stairs leading to first floor

Sitting Room

Steps down to bedroom

Reception Room/Bedroom 3

Bay window

Kitchen

Good range of floor and wall cupboards, drawers, inset sink, built in oven with gas hob and extractor over, space for fridge/freezer

Bedroom 1

storage cupboard

Bedroom 2

Bathroom

White suite of pedestal wash basin, close coupled WC, panelled bath, enclosed shower cubicle, storage cupboard

Floor Plan

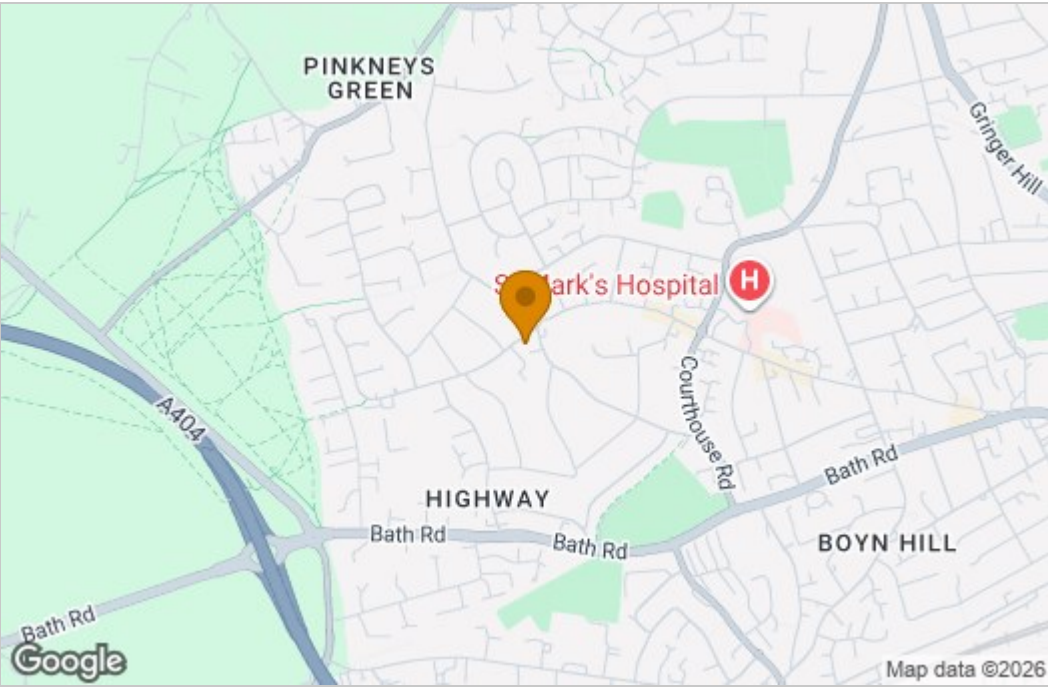
Main Building Floor Area = 99.4 sq m / 1069 sq ft
Outbuilding Floor Area = 168.4 sq m / 1812 sq ft
Total Floor Area = 267.8 sq m / 2881 sq ft

Farm Road

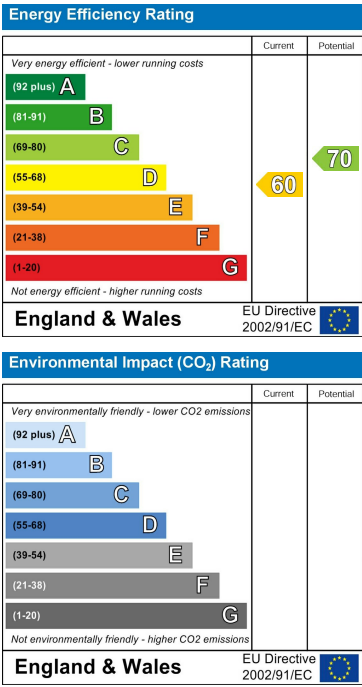


Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



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