



Mixed Use Investment Opportunity with Vacant Retail Unit

45-47 Queen Street

Maidenhead, SL6 1LT

Investment, Retail

FOR SALE

2,069 sq ft

(192.22 sq m)

- Town Centre location
- Vacant retail opportunity
- Opposite the new One Maidenhead scheme
- Two rented flats accessed via a separate entrance
- Only a short walk to Maidenhead Elizabeth Train Station

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Summary

Available Size	2,069 sq ft
Price	£625,000
Rates Payable	£12,128.50 per annum approx, from April 2026.
Rateable Value	£31,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

Description

45-47 Queen Street consists of a vacant ground floor open plan retail unit, facing out onto the new One Maidenhead development. The retail unit benefits from rear access, a kitchenette and WCs. The two residential flats are self contained and currently both Let.

Location

Queen Street is situated in the heart of Maidenhead town centre. Maidenhead Elizabeth Line Station is a short walk which provides fast rail links to London. The Crossrail will provide regular rail links to central London. Junction 8/9 of the M4 Motorway is approximately a 1.5-mile drive.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail Unit	1,066	99.03
1st - 45a - Two bedroom flat	588	54.63
1st - 47a - One bedroom flat	415	38.55
Total	2,069	192.21

Viewings

By prior arrangement with the agents.

Terms

The Freehold for the whole is available to purchase, subject to residential tenancies.
45a Queen Street - £1200pcm
47a Queen Street - £1000pcm

Business Rates and Council Tax

The tenant will be responsible for paying Business Rates on the retail unit, directly to the Local Authority.
45a Queen Street - Council Tax Band A
47a Queen Street - Council Tax Band B



Viewing & Further Information



James Emes
01628439006 | 07806487124
j.emes@pagehardyharris.co.uk



Sophie Holmes
01628439006 | 07763 565056
sophie@pagehardyharris.co.uk



Mark Harris
01628 367439 | 07598450586
mark@pagehardyharris.co.uk

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