



1 & 2 Clieve Cottages

High Street, Cookham, SL6 9SJ

FREEHOLD RETAIL AND RESIDENTIAL INVESTMENT FOR SALE

500 sq ft
(46.45 sq m)

- Mixed use investment
- Prominent Location in character High Street
- Double fronted retail space
- Separate flat with private garden
- Planning permission for a two storey rear extension

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Summary

Available Size	500 sq ft
Price	Offers in the region of £500,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)

Description

1-2 Clieve Cottages is a Grade II Listed building containing ground floor double fronted lock up retail unit with separate residential flat over. Located in Cookham High Street close to the River Thames. The High Street has a mixture of residential, retail, and restaurant properties and is very popular with tourists and locals alike. There is a rear yard providing additional seating for the Tea Shop and a secluded long rear garden for the flat.

The ground floor shop is let as a Tea Shop on a 5 year lease from June 2023, expiring in June 2028. The current passing rent is £17,000 which increases by £500 each year. The lease is excluded from the Security Provisions of the Landlord & Tenant Act.

The separate flat has two bedrooms, bathroom, lounge and kitchen which is accessed from the rear. The flat is rented to the manager of the shop on an AST at £925 per month.

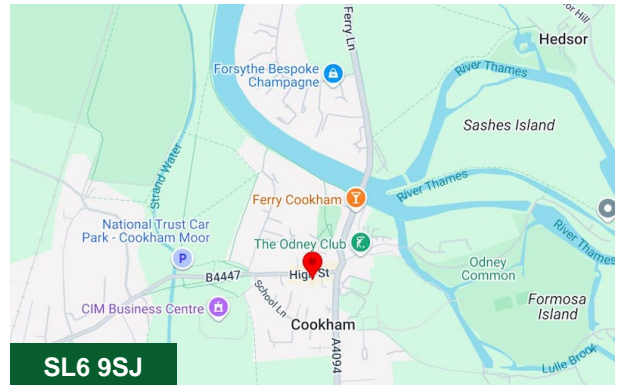
The property has planning permission under reference 23/01692 and listed building consent under reference 23/02178 for a two storey rear extension to the ground floor cafe and flat above, received on 13th July 2023.

Location

Cookham is a historic Thames-side village and civil parish on the north-eastern edge of Berkshire, England, 2.9 miles north-north-east of Maidenhead and opposite the village of Bourne End.

Terms

The investment is available for sale on a freehold basis.



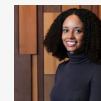
Viewing & Further Information



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Neave DaSilva

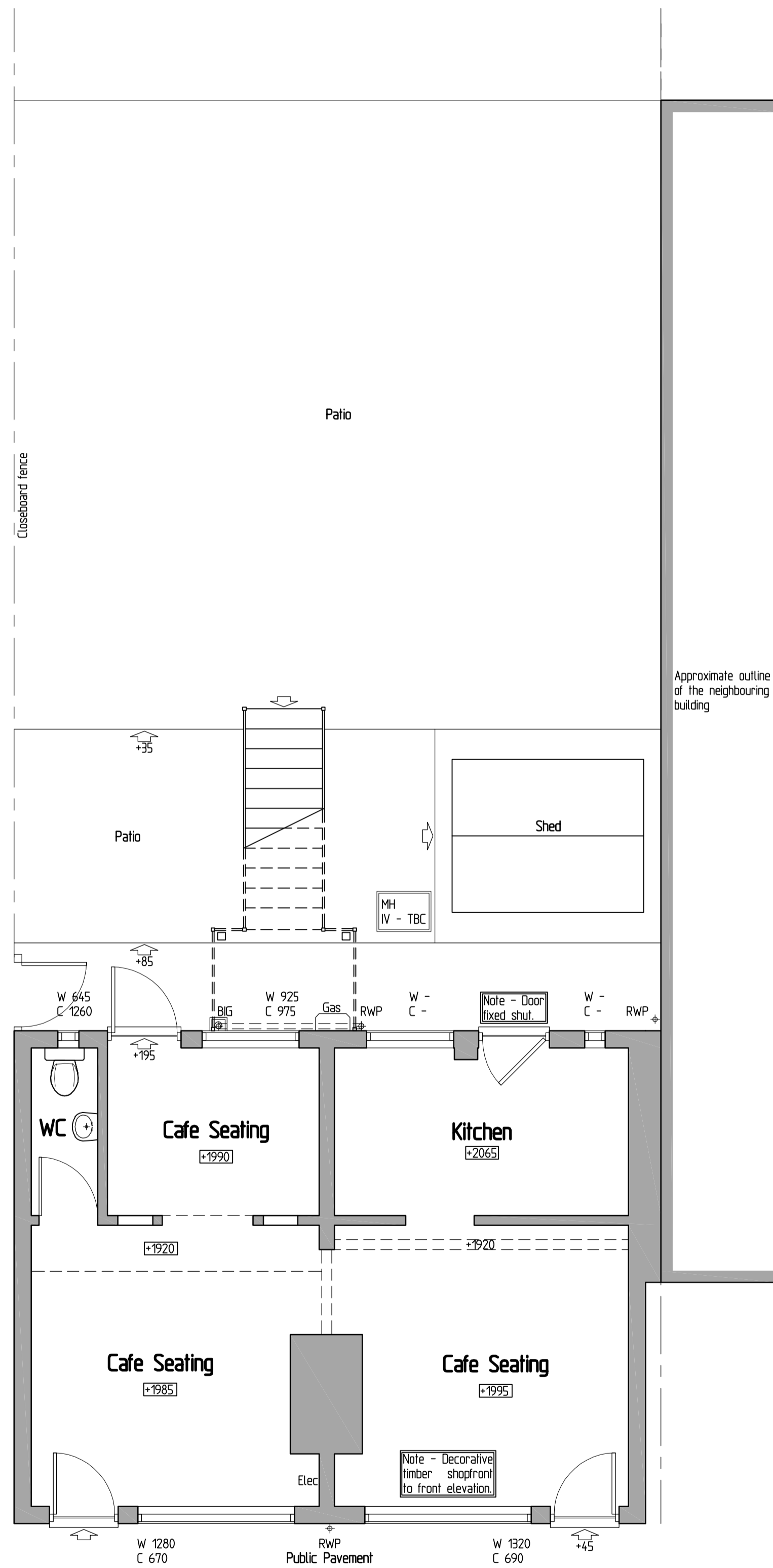
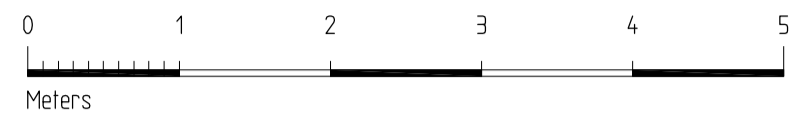
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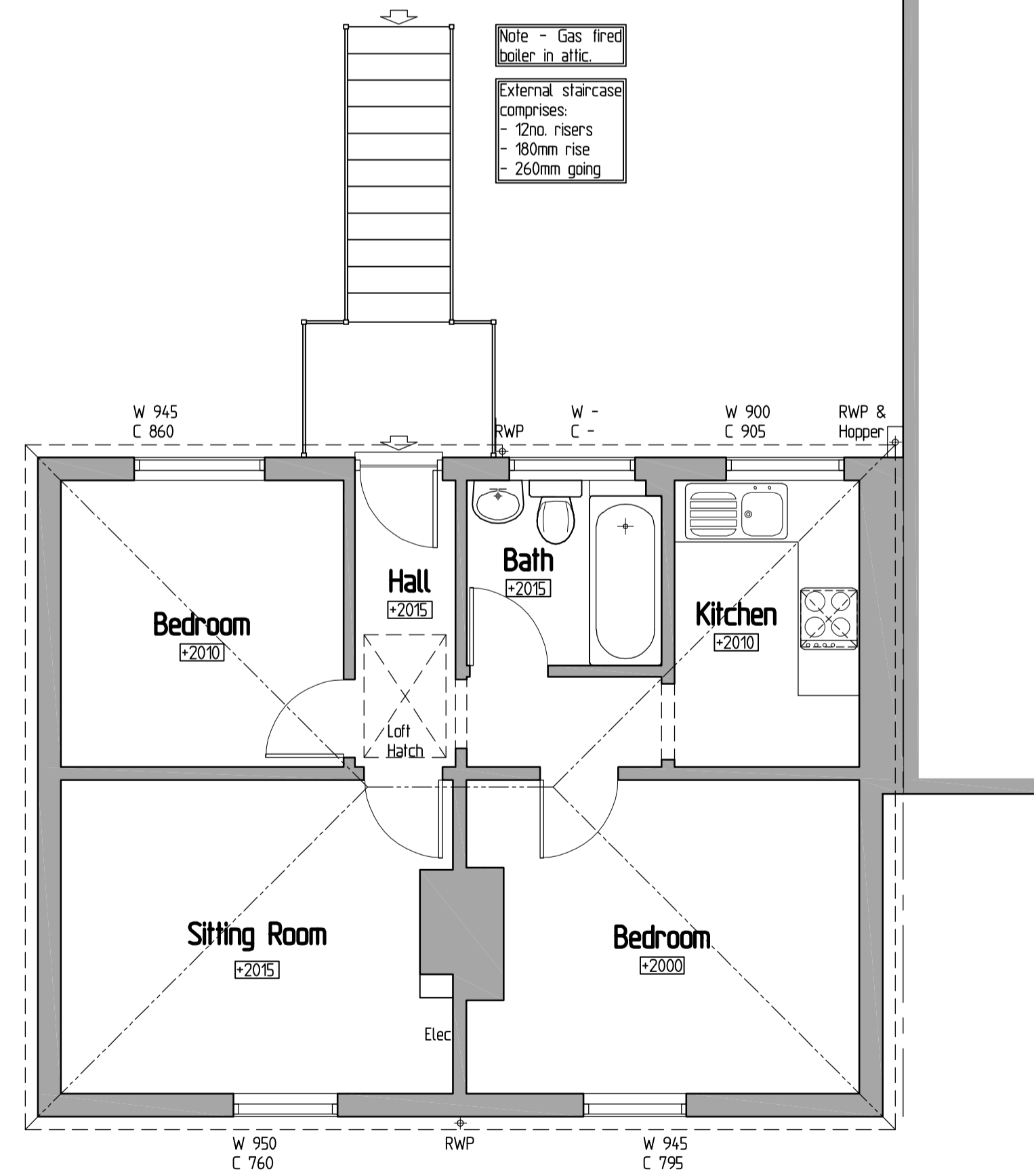








Ground Floor Plan



First Floor Plan

PROPOSED ALTERATIONS TO
CLIEVE COTTAGES, HIGH STREET,
COOKHAM, BERKSHIRE. SL6 9SJ

For :
Mrs. HATFIELD

SURVEY
Floor Layout Plans

SCALE:	DATE:	REF:
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150 @ A1	Sept. 2022	22-088-01
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BOWEN EVANS
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