

# FOR SALE

5,312 Sq.Ft. (493.48 Sq.M.)



Sawfords, Bigfrith Lane, Cookham, Maidenhead, Berkshire, SL6 9PH

## PRESTIGIOUS OFFICES / DEVELOPMENT OPPORTUNITY

- Situated Within an Affluent Location
- Suitable For a Variety of Uses
- Ground Floor Offices With Large Apartment Above
- Car Parking to Front



Maidenhead  
01628 771221

# SAWFORDS, BIGFRITH LANE, COOKHAM, MAIDENHEAD, BERKSHIRE, SL6 9PH

## Location & Description

Sawfords is located within the centre of Cookham Dean approx 2.3 miles East of Marlow & approx 3.1 miles to the north of Maidenhead. Nearby Cookham Rise benefits from a branch line railway station connecting to Maidenhead main line, providing onward travel to London Paddington. By road Sawfords is conveniently located near to junctions of both the M4 and M40.

In the general surrounding area there are excellent facilities and services including Heston Blumenthal's Fat Duck, Hinds Head and The Crown restaurants in Bray, as well as Tom Kerridge's Hand and Flowers, The Ivy, Coach and Butcher's Tap in Marlow. Naturally, Maidenhead benefits from various Restaurants, Retailers and amenities which are within easy reach of the property.

The property is a purpose built commercial unit with large apartment above, split across two separate titles. The ground floor Title is currently utilised as offices, with a mix of open-plan and cellular space, but historically was a Prestige Car Showroom. The accommodation would well suite the continued use as offices, or potentially, a leisure use such as Personal Training or bespoke Gym, or indeed a medical use for a private cosmetics / dentists etc. There is further potential to convert the whole into a very high end Restaurant, or indeed revert back to its original purpose of Car Sales.

The first-floor apartment is a spacious self-contained four-bedroom apartment with private access, extending to some 2,031sq.ft. The apartment benefits from very large living accommodation and kitchen, plus a small roof terrace / decked area.

Historically planning permissions had been granted for the conversion of the first floor apartment into two self-contained apartments, a further consent had also been granted for conversion of both the first floor and ground floor units into five self-contained apartments. The property could potentially also be converted into a single large dwelling (S.T.P.).

## Price & Terms

£1,650,000 Guide Price

The freehold of both the ground floor and long leasehold of the first are available For Sale, as one, with the benefit of Vacant Possession, on terms to be agreed by negotiation.

To comply with our legal responsibilities as marketing agents, under Anti-Money Laundering law, it will be necessary for the successful purchaser to provide various documentation such as identification and proof of funds before the sale can progress.

Each party to bear their own professional and legal costs.

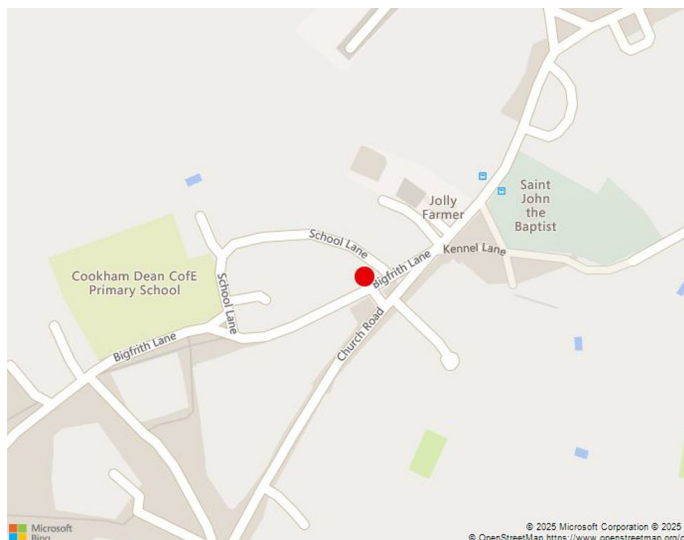
It is understood the properties are not elected to pay VAT.

## Energy Performance Rating

Offices: D-84, Flat: D

## Viewing Arrangements:

Please contact Luke or Mitchell or Joint Sole Agents Pike Smith & Kemp for further information.



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