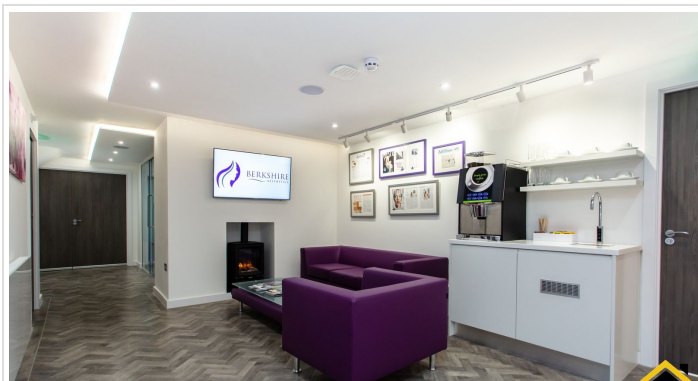


None Bed Healthcare Facility In Furze Platt Road , Maidenhead, SL6 6PR

£1,100,000





SHORT DESCRIPTION

Property Ref: 17507 A detached part two storey former public house on a 0.36 acre plot fronting Furze Platt Road A308 at Pinkneys Green Maidenhead. The building was converted and refitted to a high standard in 2019 as a health clinic and is ready to occupy as a clinic. It would also suit a dental or veterinary practice or a day nursery or offices. **ACCOMMODATION.** 3313 sq ft or 307.8 sq m in total. Ground floor of 2343 sq ft or 217.7 sq m. Entrance with reception and two waiting areas. Four treatment and consulting rooms. Meeting room. Staff room with kitchen. Photo room and comms room and store. WCs including an accessible WC. Laundry room with additional office. First floor of 970 sq ft or 90.1 sq m. Two treatment rooms. Admin office. Manager's office. Store and boiler room. Staff WC with shower and further WCs. **SPECIFICATION.** Six treatment and consulting rooms with plumbing. Daikin air conditioning and ventilation. Full rewiring and LAN data cabling in 2019. LPG central heating. Accessible ground floor with disabled WC. 21 on site parking spaces including 2 disabled bays with its own in and out drive. Lawned areas. EPC rating C 62 valid to September 2035. **PLANNING.** Planning permission 18 03223 FULL for change of use from public house to clinic was granted by the Royal Borough of Windsor and Maidenhead on 4 January 2019. The use now falls within Use Class E which also covers offices and day nurseries and other commercial uses. Moving between these uses does not normally need planning permission. The site is in the Green Belt. **DEVELOPMENT POTENTIAL.** Pre application advice from the Council in 2021 supported extending the east end of the building in principle and a west extension if its design matched the existing building. Architect's revised drawings from January 2022 are available on request. Planning advice in 2022 also indicated that conversion to one or two houses would be acceptable in Green Belt terms subject to Local Plan policy IF6 on the loss of health facilities. All subject to planning permission. **LOCATION.** On the A308 between Maidenhead and Marlow. About 2 miles from Maidenhead town centre and its Elizabeth line station. Furze Platt station is about 1 mile away. The M4 and M40 are within easy reach and Heathrow is about 20 miles. **TENURE AND VAT.** Freehold with vacant possession on completion. The property is elected for VAT. As an alternative the property can be acquired by purchasing the single property company that owns it. Business rates. Rateable value 77500 pounds on the 2026 list. Viewing strictly by appointment with the owner. Property Type: Healthcare Facility Full selling price: £1100000.00 Pricing Options: Offers in excess of Tenure: Freehold Measurement: 3313 sq.ft. Outside Space: Patio Parking: Off street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free -----

None

Bed Room(s)

None

Bath Room(s)

None

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Non-residential Institutions: Primary Health Care Building
Total floor area	307 square metres

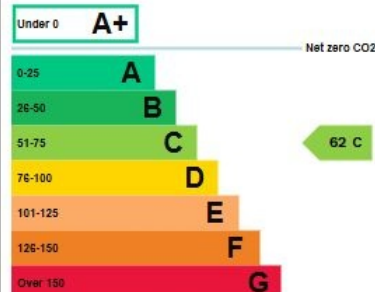
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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