

TO LET

Village Centre Retail Unit



507 sq.ft. (47.08 sq.m) Approx N.I.A.

**Shop 1 Pocketts Yard
High Street
Cookham
Berks
SL6 9SL**

- Full width & height glazed frontage
- Rear access and loading
- EPC Rating: C (51)

Further services

Building surveying | Building defects and environmental analysis | Public sector consultancy | Valuations | Lease renewals and rent reviews
Land sales, planning and development | Landlord and tenant services | Commercial property agency & acquisitions | Expert witness & litigation
Project management and contract administration | Leasehold advisory | Commercial and residential property management | LPA receivership

Location

Cookham is an attractive Thames side village, positioned 3 miles North of Maidenhead where road links to the A404 and M4 can be found. Excellent central position with frontage to High Street.

Description

Ground floor retail unit offering open plan sales accommodation, benefiting from full width and height glazed frontage with access to rear for loading.

Suitable for a variety of uses, subject to planning permission.

Amenities

- Full width & height glazed frontage
- Gated rear access for loading
- High Street position

Terms

The unit is available on a new lease with terms to be agreed by negotiation.

Rent: £11,500 per annum exclusive

The above rent is per annum exclusive of utilities, service charge and business rates.

The property is elected to pay VAT.

Each party to pay their own professional and legal expenses

Accommodation

Approximate floor areas (N.I.A.):

| | |
|--------------|-------------------------|
| Ground floor | 507 sq.ft. (47.08 sq.m) |
|--------------|-------------------------|

Business rates

The unit currently has a rateable value of £10,250

We suggest this amount is verified and the amount payable by contacting the ratings officer at the royal borough of Windsor and Maidenhead

Assuming criteria is met, occupants may benefit for total rates relief.

Viewing

For viewing and further information please contact sole agents:

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