

KEMPTON

CARR

CROFT

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# TO LET BY LEASE ASSIGNMENT

## LARGE TWO-STOREY RETAIL UNIT

2,335 sq ft (216.9 sq m) approx. N.I.A.



124 High Street  
Maidenhead | SL6 1PT

- Rear access for loading
  - Parking
- Prominent **High Street** Location
  - EPC Rating: D(81)

#### 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

The property is located on the north side of the High Street close to the junction with King Street and next to the pedestrian link to West Street public car park. This section of the town has been re-paved recently and there is significant, positive development due locally over the coming years which, along with the impending addition of Crossrail in 2019, will considerably improve the town's appeal for those in its affluent catchment areas. Maidenhead is a Thames-side town located on Junctions 8/9 of the M4 motorway between Marlow, Slough and Windsor.

## Description

The accommodation comprises split level sales on ground floor with showroom, office and kitchen at first floor and basement store. There is private parking at the rear for 2 cars.

## Premium & VAT

Premium: Offers are invited for our client's lease.

VAT: We understand that VAT is not currently payable on the rent.

## Terms

Our client will consider an assignment of its lease of the whole building expiring March 2025 with rent review in March 2021. The passing rent is £25,000 per annum and the lease incorporates a small office suite and further parking area which is currently sub-let until 2018 at £7,000 pa.

## Accommodation

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

|   |   |
|---|---|
| <u>Ground Floor</u><br>Sales<br>Store               | 1,421 sq ft (132 sq m)<br>36 sq ft (3.3 sq m)                       |
| <u>First Floor</u><br>Showroom<br>Office<br>Kitchen | 441 sq ft (41 sq m)<br>135 sq ft (12.5 sq m)<br>58 sq ft (5.4 sq m) |
| <u>Basement</u>                                     | 244 sq ft (22.7 sq m)   |
| <b>Total</b>  | <b>2,377 sq ft (216.9 sq m)</b>                                     |

Plus male and female wcs

## Business rates

We understand the property has a Rateable Value of £24,000.

Approx rates payable for tax year 1/4/17 to 31/3/18: £12,885 – a reduce sum is expected for the following year.

We recommend you verify this with the Billing Authority at Windsor & Maidenhead Borough Council - 01628 683800.

## Viewing

For viewing and further information please contact:

### Kempton Carr Croft

David Pearce or Mitchell Brooks

01628 771221 [agency@kemptoncarr.co.uk](mailto:agency@kemptoncarr.co.uk)

**KEMPTON**

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or Joint Agent

PMCD

Dan Collins

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These particulars are believed to be correct but their accuracy is in no way guaranteed neither do they form any part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft. Finance Act 1989 – unless otherwise stated our prices and rents are quoted exclusive of VAT. Any intending purchases or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.