

# WELL LOCATED SHOP PREMISES **TO LET**



**647 Sq. Ft. (60 Sq. M.) Approx (tbc)**

9 High Street  
**Maidenhead**  
SL6 1JN

TO BE REFURBISHED AND EXTENDED - AVAILABLE Q4 2018

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office **01628 771221**



## Location

The property is located in the popular Thameside town of Maidenhead, within the Royal Borough of Windsor and Maidenhead, with a population of approximately 141,000.

Many of the larger retailers and restaurants are represented within the town centre, including Marks & Spencer, Boots, Monsoon, Pizza Express and Prezzo.

The property is situated close to the corner of the High Street and St Ives Road in an area easily accessible for pedestrians and motor vehicles with ample on street short term parking adjacent to the property. The new Chapel Arches development is also adjacent providing 240 luxury flats and new waterways and amphitheatre.

## Description

The shop comprises an attractive lock up retail premises at ground floor level in a small parade of shops, providing flexible well laid out accommodation. The Landlord will be extending and refurbishing the shop to provide good quality, clear retail space. Available Q4 2018.

## Accommodation

	Sq. Ft.	M2
Ground Floor Sales Area	647	60.13
WC		
<b>TOTAL</b>	<b>647</b>	<b>60.13</b>

*Approx net internal area (NIA)*

## Terms

Rental £20,500.00 p.a.x.

The above rents are exclusive of business rates, service charges, insurance and utilities, and VAT will be charged on rent and other outgoings to this particular property.

Available on a new lease.

## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £7,800.00

Rates Payable (2017/18) - £3,634.

Will be reassessed following refurbishment.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Amenities

- New lease
- WC facilities
- To be refurbished
- Available Q4 2018

## Energy Performance Rating

T.B.C. following refurbishment

## Viewing and further information



**David Pearce**

[david.pearce@kemptoncarr.co.uk](mailto:david.pearce@kemptoncarr.co.uk)

07921 820943

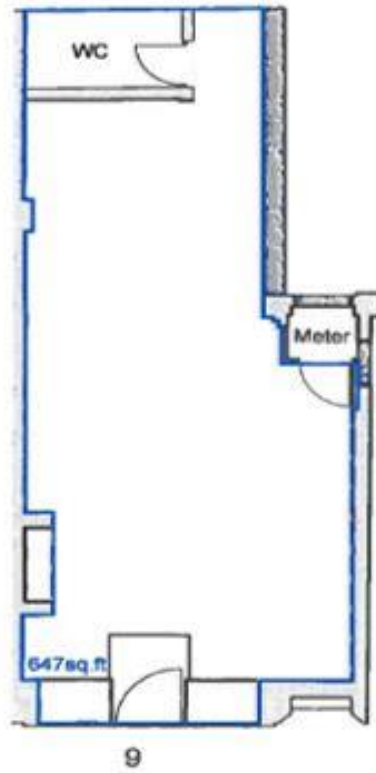


**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021





9 High Street, Maidenhead  
Proposed Ground Floor  
Scale: 1:100