

# RESTAURANT/CAFE PREMISES (A3) TO LET



**1,859 Sq. Ft. (173 Sq. M.)**

126 High Street

**MAIDENHEAD**

SL6 1PT

TOWN CENTRE UNIT WITH FUNCTION ROOM

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

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## 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 repaved recently and there is significant positive development due locally over the forthcoming years which, along with the impending addition of Crossrail in 2019, will considerably improve the town's appeal for those in its affluent catchment area. Maidenhead is a Thameside town located on Junctions 8/9 of the M4 motorway between Marlow, Slough and Windsor.

## Description

The property comprises attractive restaurant and café premises with the benefit of 60 covers plus external seating for circa 10. The restaurant is open plan with a fitted bar and kitchen, plus the benefit of basement function room which provides facilities for 20/30 guests.

There are male and female toilets plus rear access from West Street. The restaurant premises would be suitable for a number of food operators.

## Accommodation

	Sq. Ft.	M2
Restaurant and bar area	1,165	
Kitchen	178	
Basement/function room	516	
<b>TOTAL</b>	<b>1,859</b>	<b>172.7</b>

*Approx net internal area (NIA)*

## Terms

Rental £38,000.00 per annum

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT

Available on a new lease (without premium) for a term to be agreed.

## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £19,500.00

Rates payable for the year 2017/18: £8,755.50

We suggest that these amounts are verified by contacting the local authority directly.

As from the 1<sup>st</sup> April 2017 qualifying occupiers will benefit from full business rates relief. All interested parties should verify this with the billing authority.

## Legal Costs/VAT

Each party to bear their own professional and legal costs. The property is not elected to pay VAT.

## Amenities

- Ancillary storage
- Kitchen facilities
- Prominent location
- Outside seating area
- Close to railway station and proposed landing development

## Energy Performance Rating

T.B.C.

## Viewing and further information



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