

RETAIL UNIT TO LET

PROMINENTLY POSITIONED SHOP OVER THREE TRADING FLOORS



1,750 Sq. Ft. (162.6 Sq. M.)

4 High Street

Maidenhead

SL6 1QJ

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The large and affluent town of Maidenhead in Berkshire lies south of the River Thames and is located 30 miles west of Central London within close proximity of Marlow, Windsor and High Wycombe.

The town centre's regeneration programme which is now well underway will see the town benefit from a new retail triangle, an upgraded transport interchange and the restoring of the old waterways creating a fabulous urban living, shopping and entertaining area. The proximity to the River Thames combined with the excellent choice of amenities and transport links makes Maidenhead a great place to work and visit, providing fantastic opportunities to local retailers.

Description

An attractive double fronted retail premises arranged over three trading floors. Maybe suitable for a variety of uses (subject to the usual consents).

Accommodation

| | Sq. Ft. | M2 |
|-----------------------|--------------|--------------|
| Ground Floor | 681 | 63.3 |
| 1 st Floor | 534 | 49.6 |
| 2 nd Floor | 534 | 49.6 |
| TOTAL | 1,749 | 162.5 |

Approx net internal area (NIA)

Terms

Rental £25,000

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

A new lease direct with the Landlord to be agreed. Flexibility offered.

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £12,000

Rates Payable: £5,760 per annum

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly. Free business rates for qualifying occupiers.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The building is elected for VAT.

Amenities

- Well-fitted retail premises
- Double fronted
- Prominent location
- Kitchenette
- WC
- Air conditioning

Energy Performance Rating

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Viewing and further information



David Pearce

david.pearce@kemptoncarr.co.uk

07921 820943



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

