

RETAIL UNIT TO LET



218 Sq.Ft. (20.28 Sq.M.) Town Centre Retail Unit

23 Queen Street
Maidenhead
SL6 1NB

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Location

The premises occupy a prominent town centre location close to the High Street and situated on one of Maidenhead's busiest thoroughfares.

An entrance to Nicholsons Walk is less than 100 metres from the property.

The property is surrounded by various estate agents, lunchtime eateries, various independent traders and office occupiers.

Description

A newly refurbished ground floor lock-up shop, with attractive full width and height glazed shop frontage, which provides an open retail area on one level with newly fitted kitchenette/WC to the rear.

Accommodation

	Sq. Ft.	M2
Ground Floor	218	20.28

Approx net internal area (NIA)

Terms

Rental offers are sought in the region of £15,000.00 per annum exclusive

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

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead and the business rates will need to be assessed following the division of the retail unit. We suspect that occupiers may be entitled to small business rates reduction, depending on the occupiers business etc.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is not elected to pay VAT.

Amenities

- Full width and height glazed frontage
- New Kitchenette and WC
- Newly decorated throughout
- New LED Downlights
- New Flooring

Energy Performance Rating

B (36)



Viewing and further information



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