

LOCK-UP SHOP WITH PARKING TO LET



935 Sq. Ft. (86.8 Sq. M.)

34 Queen Street
Maidenhead
SL6 1HZ

PROMINENT LOCATION

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The premises occupy a town centre location close to the High Street and situated on one of Maidenhead's busiest thoroughfares. Entrance to Nicholsons Walk is less than 100 metres from the property.

Description

A lock-up shop, with modern shop front, that provides an open retail area on one level with rear kitchen/WC and staircase to an extensive full height basement.

There is rear vehicular access and parking for one car.

Accommodation

| | Sq. Ft. | M2 |
|---------------------|------------|-------------|
| Ground Floor | | |
| Retail | 550 | 51.1 |
| Kitchen | 40 | 3.7 |
| WC | | |
| Basement | | |
| Stores | 345 | 32 |
| TOTAL | 935 | 86.8 |

Approx net internal area (NIA)

Terms

Rental £17,500 p.a.x.

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

The unit is available on a new lease outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £15,500

Rates payable 2018-19: £7,395

We suggest the RV and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Amenities

- 1 Parking Space
- Kitchen and WC
- Lock-up Unit
- New Lease
- Immediately Available

Energy Performance Rating

E

Viewing and further information



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PROPERTY CONSULTANTS