LOCK-UP SHOP WITH PARKING TO LET



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

34 Queen Street

Maidenhead

SL6 1HZ

PROMINENT LOCATION



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

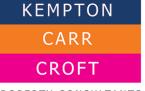


David Pearce
david.pearce@kemptoncarr.co.uk
07921 820943





Mitchell Brooks mitchell.brooks@kemptoncarr.co.uk 07818 117021



PROPERTY CONSULTANTS