

LOCK-UP RETAIL UNIT TO LET



546 Sq. Ft. (50.7 Sq. M.)

120 Cookham Road

Maidenhead

SL6 7HR

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Maidenhead is a popular Thameside town with a population of circa 60,000 residents.

The unit is situated in the neighbourhood shopping parade approximately 3/4 of a mile to the north of the town centre.

Description

The unit has the benefit of a display frontage to Moor Lane and is visible from the B4447, Cookham Road. Other tenants include Coral Bookmakers and Best-One Convenience Store.

The unit benefits from rear access.

Accommodation

	Sq. Ft.	M2
Frontage	17.34	5.29
Shop Depth	31.65	9.59
WC		
TOTAL	546	50.7

Approx net internal area (NIA)

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £10,750.00

Qualifying tenants will benefit from Small Business Relief.

We suggest these amounts, 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.

VAT is not payable on the rent.

Amenities

- Rear loading access
- Customer parking
- Display Frontage
- Kitchen facilities
- Neighbourhood shopping parade

Terms

Rental £12,500 p.a.x.

The above rent is exclusive of business rates, service charges, insurance and utilities.

New lease is available on terms to be agreed.

Energy Performance Rating

C (66)

Viewing and further information



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