

LOCK-UP SHOP WITH PARKING TO LET



951 Sq. Ft. (88.44 Sq. M.)

24 Queen Street
Maidenhead

SL6 1HZ

PROMINENT LOCATION WITH A2 CONSENT

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

Well fitted ground floor lock-up shop with modern shop front, clear retailing space, modern rear kitchen/WC with staircase to extensive full-height basement.

There is rear vehicular access and parking for two cars during working hours.

Accommodation

	Sq. Ft.	M ²
Ground Floor Retail Area	600	55.8
Kitchen	97	9.04
Basement	254	23.6
TOTAL	951	88.44

Approx net internal area (NIA)

Terms

Rental £26,000 pax

The above rents are exclusive of business rates, service charges, insurance and utilities. The property is not elected for VAT.

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £20,750.00

Rates payable 2019/20: £10,229.75

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.

Amenities

- Two parking spaces during office hours
- Fully fitted kitchen and WC
- Refitted suspended ceiling incorporating air conditioning units
- New Lease with the benefit of A2 planning consent

Energy Performance Rating

TBC

Viewing and further information



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