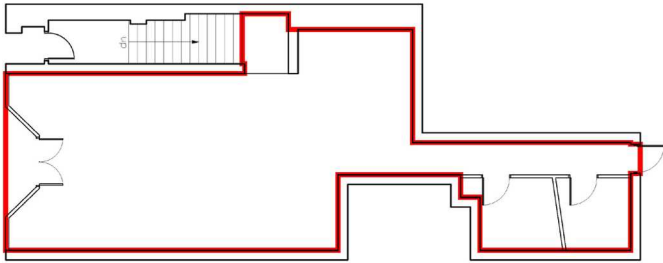


25 HIGH STREET, MAIDENHEAD, SL6 1JG

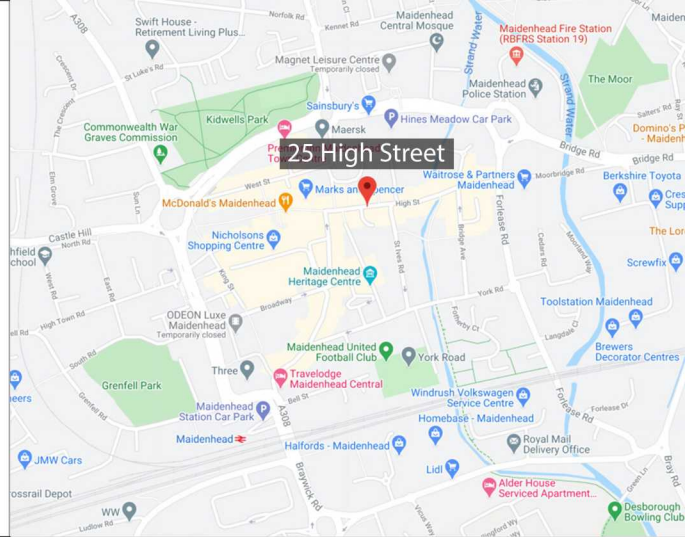


Maidenhead Bridge

RETAIL UNIT TO LET  
Located in Maidenhead Town Centre | Rear Servicing  
849 sq ft



Ground floor plan



## Description

- Ground floor lock up shop
- Open plan sales area
- Rear servicing and parking
- Situated in a central position on Maidenhead High Street
- Easily accessible for pedestrians and motor vehicles

Tenure	Leasehold
Term	By agreement
Rates	Estimates rates for 2021 are £17,000 (pa)**
Utilities	Tenant's responsibility
EPC	C (56)

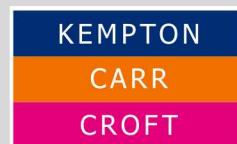
Size (sq ft)	Rent (pa)*	Service charge* (pa)	Total* (pa)	Total (pcm)
849	£25,000	ad hoc	£25,000	£2,083.33

\*VAT applicable.

\*\* This is an estimate based on publicly available information. Tenants are advised to make their own enquiries and may benefit from rates relief. 100% rates relief for qualifying tenants.

## Location

- Situated close to the corner of the High Street and St Ives Road
- Immediately adjacent to shopping, restaurant and banking facilities
- Close proximity to the Chapel Arches Regeneration scheme which has improved the area thus increasing footfall for local retailers.
- Maidenhead is currently undergoing a major town centre regeneration project.
- Fantastic links to the M4 Motorway and extended motorway network
- Maidenhead train station is less than a mile away, servicing Paddington and the West Country, it will also be included as part of the crossrail (Elizabeth Line).



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Misrepresentation clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements or representations of fact. February 2021.