

RETAIL UNIT TO LET



504 Sq. Ft. (46.80 Sq. M.)

2 Blandy House

King Street

Maidenhead

SL6 1DZ

GOOD TRADING POSITION WITHIN PEDESTRIANISED SECTION OF KING STREET

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is situated within King Street, a busy pedestrianised area accessed from Maidenhead High Street. The shop is within a small parade of shops close to Nicholson's Walk Shopping Centre and Maidenhead railway station.

Nearby retailers include Subway, various barber shops, Games Workshop and Off The Tap.

Description

The shop provides good clear retail space with full width and height glazed frontage. To the rear of the shop there is a WC and kitchen area.

Sadly the property is **NOT** suitable for a barber shop or takeaway food operators.

Accommodation

	Sq. Ft.	M2
TOTAL	504	46.80

Approx net internal area (NIA)

Terms

Rental £16,000 per annum exclusive

The above rent is exclusive of business rates, service charges, insurance and utilities, and will be subject to VAT.

The property is available by way of a new lease direct from the landlords, on terms to be agreed.

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £12,352

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

Legal Costs/VAT

Each party to pay their own legal costs.

All figures quoted are exclusive of VAT, the property IS elected to pay VAT.

Amenities

- New lease
- WC
- Newly decorated throughout
- Town centre position

Energy Performance Rating

C-56

Viewing and further information

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