

RETAIL UNIT WITH A1/D1 USE (e-class) TO LET



1,044Sq.Ft. (**96.98**Sq.M.) approx. N.I.A.

Ground Floor 103 High Street

Maidenhead

Berkshire

SL6 1JX

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Location

Maidenhead is circa 12 miles north east of Reading and 25 miles west of London. The town lies adjacent to Junction 8/9 on the M4 Motorway and the A404(M) which links with the M40. Direct rail services to London Paddington are available in approximately 25 minutes.

The premises are situated in a prominent position on the north side of the High Street close to the entrance of Nicholson's Shopping Centre. Wilko, Specsavers, Costa & McDonald's are all located nearby.

Description

The ground floor shop provides well fitted accommodation with suspended ceilings and air conditioning throughout with kitchen and toilets to the rear. The accommodation would suite a variety of uses (STP) and can be stripped out to open plan configuration by the landlord if required.

Accommodation

	Sq. Ft.	M2
TOTAL	1,044	96.98

Approx net internal area (NIA)

Terms

Rental £24,950 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: £13,567

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

- New Air-Conditioning
- Kitchenette
- Staff room
- Fitted WC facilities
- Electric roller security shutter
- Toilets
- Woodstrip floor
- Suitable for a variety of uses (STP)

EPC

C-62



Viewing and further information



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