

RETAIL UNIT & UPPER FLOORS – WELL SUITED TO MEDICAL USE S.T.P. - **TO LET**



3,120Sq.Ft. (**289.86**Sq.M.) approx. N.I.A.

Ground & Uppers - 103 High Street

Maidenhead

Berkshire

SL6 1JX

kemptoncarr.co.uk | Maidenhead office 01628 771221



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 modern 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.

The upper floors can be found accessed via separate High Street access, which could be reconfigured to be linked internally from the ground floor.

The upper floors comprise various rooms over first and second floors, with kitchen, toilet and shower facilities.

Accommodation

	Sq. Ft.	M2
Ground Floor	1,044	96.99
1st & 2nd Floor	2,076	192.87
TOTAL	3,120	289.86

Approx net internal area (NIA)

Terms

Rental £54,900 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. The rateable values are

Ground £13,567

First & second £14,227

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

Ground Floor: C-62

Upper Floors: C-68

Viewing and further information



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