

RETAIL UNIT WITH A1/D1 USE

TO LET



1,044 Sq. Ft. (96.98 Sq. M.)

103 High Street
Maidenhead
Berkshire
SL6 1JX

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Maidenhead lies within the affluent county of Berkshire, approximately 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 the M40. Direct rail services to London Paddington are available in approximately 30 minutes. Crossrail is due to commence service in 2021 which will provide a direct rail service to Central London and onto Canary Wharf.

The premises are situated in a prominent position on the north side of the High Street close to the entrance of Nicholsons Shopping Centre. Barclays, Wilkinsons, Specsavers & Ernest Jones are located nearby.

Description

The ground floor shop provides well fitted accommodation with suspended ceilings and air conditioning. It benefits from A1 and D1 use and has a kitchen and toilets to the rear.

Accommodation

	Sq. Ft.	M2
TOTAL	1,044	96.98

Approx net internal area (NIA)

EPC

C-62

Terms

Rental £25,000 per annum.

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: £13,500

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

- Suspended Floors
- Air Conditioning
- Kitchenette/Staff Room
- With A1/D1 Mix Use
- Modern Shop Front with Security Shutter
- Toilets
- Woodstrip Floor

Viewing and further information

Luke Bennett

luke.bennett@kemptoncarr.co.uk

07385 467367

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

