

PRIME TOWN CENTRE RETAIL UNITS TO LET



From 2,196sq.ft. — 5,737sq.ft. Approx N.I.A.

70-72 High Street

Maidenhead

Berkshire

SL6 1JX

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is located in a prime position on the High Street, a short walk away from Maidenhead's railway station / Elizabeth Line.

Located adjacent to Rush Hair and Tesco's Express, other occupiers in the immediate vicinity include McDonald's, Marks & Spencer's, Vodafone, Three, NatWest & Boots.

Description

The property provides open-plan accommodation at ground floor level with loading to the rear. The property is available as a whole or let in two parts, with access to private rear stores / staff break out space and rear loading.

Accommodation

	Sq. Ft.	M2
70 High Street Retail	2,250	209
70 High Street Store / Breakout space	215	20
70 High Street Total	2,465	229
72 High Street Retail	2,196	204
72 High Street Store / Breakout	215	20
72 High Street Total	2,411	224
TOTAL	5,737	532

Approx net internal area (NIA)

EPC

To be completed following refurbishment works

Terms / Rent

Rent:

70 High Street, £60,000 per annum exclusive.

72 High Street, £60,000 per annum exclusive.

70 – 72 High Street £110,000 per annum exclusive.

The rents are exclusive of business rates, service charges, insurance and utilities, And will be subject to VAT.

The unit(s) are available by way of a new effective full repairing and insuring lease(s) for a term to be agreed.

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: To be assessed upon completion of building works

We suggest 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.

Viewing and further information



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