

TOWN CENTRE PRIME RETAIL UNIT TO LET



2,305Sq.Ft. **(214.13**Sq.M.) approx. N.I.A.

63 High Street
Maidenhead
Berkshire
SL6 1JT

NEIGHBOURING McDONALD'S

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 of 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 in a prominent Prime retail position fronting the High Street, adjacent to McDonald's. Nearby retailers include Holland & Barrett, Costa, Wilko and Tesco's.

Description

The accommodation can be at ground floor level and provides open plan space with WC / kitchenette to rear. The accommodation also provides a basement and would suit a variety of uses such as retail, health, leisure or F&B (STP).

Accommodation

	Sq. Ft.	M2
GROUND FLOOR	1,875	174.19
BASEMENT	430	39.94
TOTAL	2,305	214.13

Approx net internal area (NIA)

Terms

Rent: £45,000 pax

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

The unit is available on a new lease direct from the landlord. Condition of unit to be agreed by negotiation.

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable Value: £34,250 per annum.

Legal Costs/VAT

Each party to bear their own professional and legal costs. VAT will be applicable

Amenities

- Fullwidth glazed frontage
- Suitable for a variety of uses (STP)
- Prime location

EPC: D



Viewing and further information

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