

# RETAIL UNIT – TOWN CENTRE LOCATION TO LET



**1,048Sq.Ft. (97.36Sq.M.) approx. N.I.A.**

Exchange House, 17 Market Street

**Maidenhead**

Berkshire

SL6 8AA

**Suitable For A Variety Of Uses (S.T.P.)**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

Maidenhead is an affluent and vibrant commuter town benefitting from the new Elizabeth Line (Crossrail) and excellent road links via the M4, A404 and M40.

The property is situated between the High Street and West Street, with close proximity to Boots, HSBC, British Heart Foundation and Sainsbury's. Maidenhead train station is approximately a 5-minute walk from the property.

## Description

The accommodation can be found within the ground floor of a purpose built development and benefits from full width glazed frontage and open plan shop floor, with WC facilities to rear. The unit further benefits from rear loading and one car parking space.

## Accommodation

	Sq. Ft.	M2
Ground Floor	1,048	97.36

*Approx net internal area (NIA)*

## Terms

Rent: £30,000 per annum exclusive

The above rent will be exclusive of business rates, service charges, insurance and utilities.

VAT is applicable.

## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable Value - £21,250

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. VAT will be applicable.

## Amenities

- Town centre location
- Suitable for a variety of uses (STP)
- Full width shop front
- Suspended ceiling
- WC
- Car parking to rear

## EPC

B-35



## Viewing and further information

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