



Small Retail Unit Opportunity In Maidenhead

18-22 Bridge Street

Maidenhead, SL6 8BJ

Retail

TO LET

267 sq ft

(24.81 sq m)

- Available for immediate occupation
- Electric roller shutter
- Glass shopfront
- Rear access
- Vinyl flooring
- LED strip lights

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Summary

Available Size	267 sq ft
Rent	£12,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Small self-contained retail premises on Bridge Street, Maidenhead. The front of the shop benefits from a glass shopfront and an electric roller. Internally, the shop has vinyl flooring, LED strip lights, WC, rear access and a small storage area. There is a short-stay car parking to the front of the shop.

Location

Bridge Street is located on the edge of Maidenhead town centre and is a short walk to the High Street. Opposite Bridge Street is the recently completed residential development Coopers Square Bellway. Other retailers which occupy the street are Premier convenience store, dry cleaners, a nail salon, a fish and chip shop, barbers and Pizza Express. The Maidenhead train station is approximately a 10-minute walk, where GWR and Elizabeth services can be provided. The A4 / Bath Road is adjacent with an approximate time of 10 minutes to Slough. The M4 J8 & 9 is approximately a 5-minute drive with routes available to London and Reading.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	267	24.81

Viewings

By arrangement with agent only.

Terms

Available for immediate occupation on a sub-lease for a term to be agreed upon. The sublease will be subject to landlord consent.

Business Rates

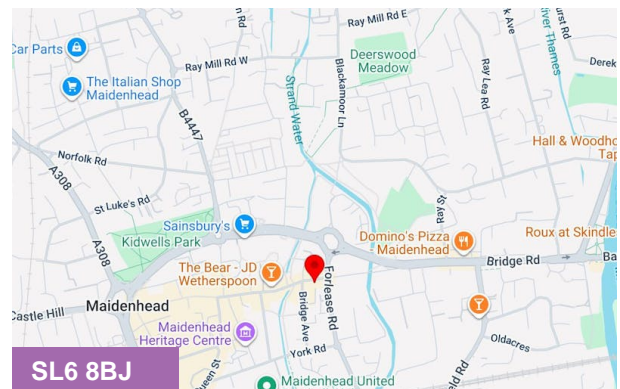
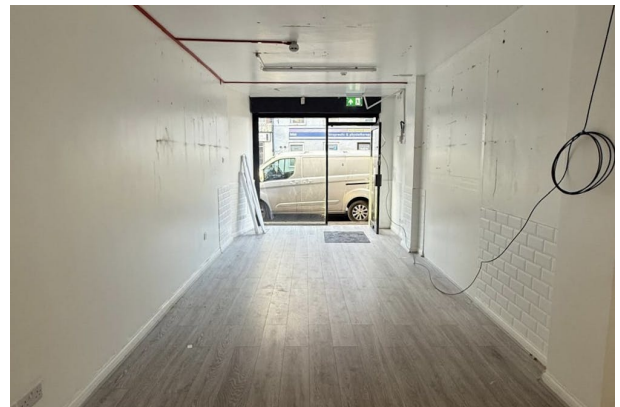
The tenant will be responsible for paying Business Rates directly to the Local Authority. The tenant should enquire with the local authority to see if they are eligible for any form of relief.

VAT

All figures are subject to VAT, which may be chargeable.

Service Charge

The subtenant will be responsible for paying a fair proportion of the service charge.



Viewing & Further Information



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