



## Ground floor, self contained Retail Unit with Basement

### 93 Queen Street

Maidenhead, SL6 1LR

Retail

# TO LET

1,047 sq ft

(97.27 sq m)

- Located opposite the One Maidenhead development
- Close proximity to Maidenhead Train Station

## Summary

<b>Available Size</b>	1,047 sq ft
<b>Rent</b>	£35,000 per annum
<b>Rates Payable</b>	£13,223.50 per annum approx. Please check with the Local Authority.
<b>Rateable Value</b>	£26,500
<b>EPC Rating</b>	B (48)

## Description

93 Queen Street is a self-contained retail unit which benefits from an open plan layout, former kitchen area, WC and basement.

## Location

Queen Street is situated in the heart of Maidenhead town centre, directly opposite the One Maidenhead regeneration project. Maidenhead Elizabeth Line Station is a short walk which provides fast rail links to London. The Crossrail provides regular rail links to central London. Junction 8/9 of the M4 Motorway is approximately a 1.5-mile drive.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail Unit	890	82.68
Basement	157	14.59
<b>Total</b>	<b>1,047</b>	<b>97.27</b>

## Viewings

By prior arrangement with the agents.

## Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

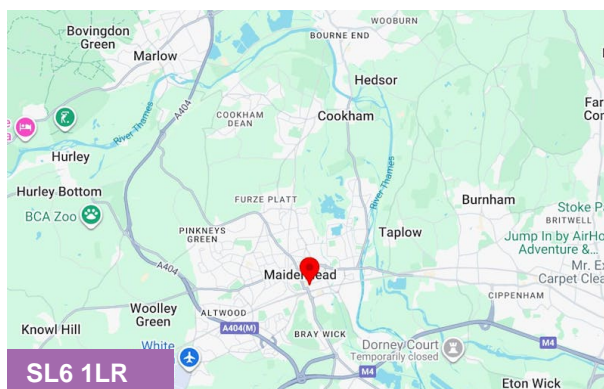
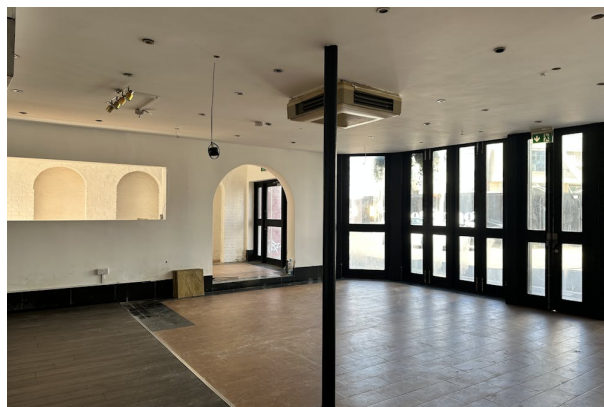
The tenant will be responsible for paying Business Rates, directly to the Local Authority.

## Legal Fees

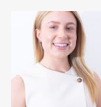
Each party will be responsible for their own Legal Costs.

## VAT

All figures are quoted exclusive of VAT which we understand will not be chargeable.



## Viewing & Further Information



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