

TO LET

2,056 Sq.Ft. (191 Sq.M.)



101 High Street, Maidenhead, Berkshire, SL6 1JX

TOWN CENTRE RETAIL UNIT

- Full Width & Height Glazed Frontage
- Open Plan Accommodation
- First Floor Space
- Rear Private Courtyard



Maidenhead
01628 771221

101 HIGH STREET, MAIDENHEAD, BERKSHIRE, SL6 1JX

Location

Maidenhead lies within the affluent county of Berkshire, approximately 12 miles north east of Reading and 25 miles west of London. The town lies adjacent to Junction 8/9 on the M4 Motorway and the A404(M) which links the M40. Direct rail services to London Paddington are available, with the benefit of the Elizabeth line.

The premises are situated in a prominent position on the north side of the High Street close to various food and beverage offerings and retailers.

Description

The accommodation comprises ground floor open plan retail space, with WC and kitchen to rear. At first floor level, a further open plan space that is suitable for storage / staff break-out or office use can be found.

There is a small private courtyard to the rear, with storage shed, which can be made available or not, as well as potential for access to the rear of the property for loading.

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor	1,436	133.4
First Floor	620	57.6
TOTAL (NIA)	2,056	191

Rent

£35,000 Per Annum Exclusive

The above rent is exclusive of business rates, service charge, insurance and utilities, and may be subject to VAT.

Terms

A new Full, Repairing and Insuring Lease is available direct from the Landlord on terms to be agreed by negotiation.

Please note that if it was so wanted, the ground floor of the retail unit could be let in isolation to the upper parts, on terms to be discussed.

Business Rates

The billing authority is Royal Borough of Windsor & Maidenhead.

Rateable Value: £29,500

We suggest the amount, and actual rates payable, are verified by contacting the ratings officer at the billing authority directly.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

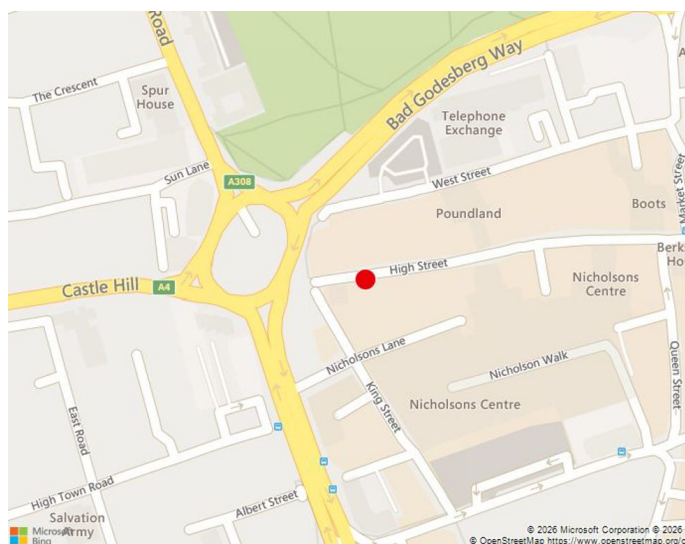
The Property is elected to pay VAT

Energy Performance Rating

C 74

Viewing Arrangements:

Please contact sole agents for further information.



Alfie Green
07435 610202
alfie.green@kemptoncarr.co.uk



Mitchell Brooks
07818 117021
mitchell.brooks@kemptoncarr.co.uk

