

Domino's

# 129 BRIDGE ROAD MAIDENHEAD

SL6 8NB

bf

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*Former Bank Premises - To Let  
Adjacent to a Car Park with 19 Spaces*

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Retail Opportunity

TO LET

## LOCATION

The property comprises a former Barclays bank premises, located in an extremely prominent location on the busy A4, which links the town centre of Maidenhead with Reading to the west and Slough to the east.

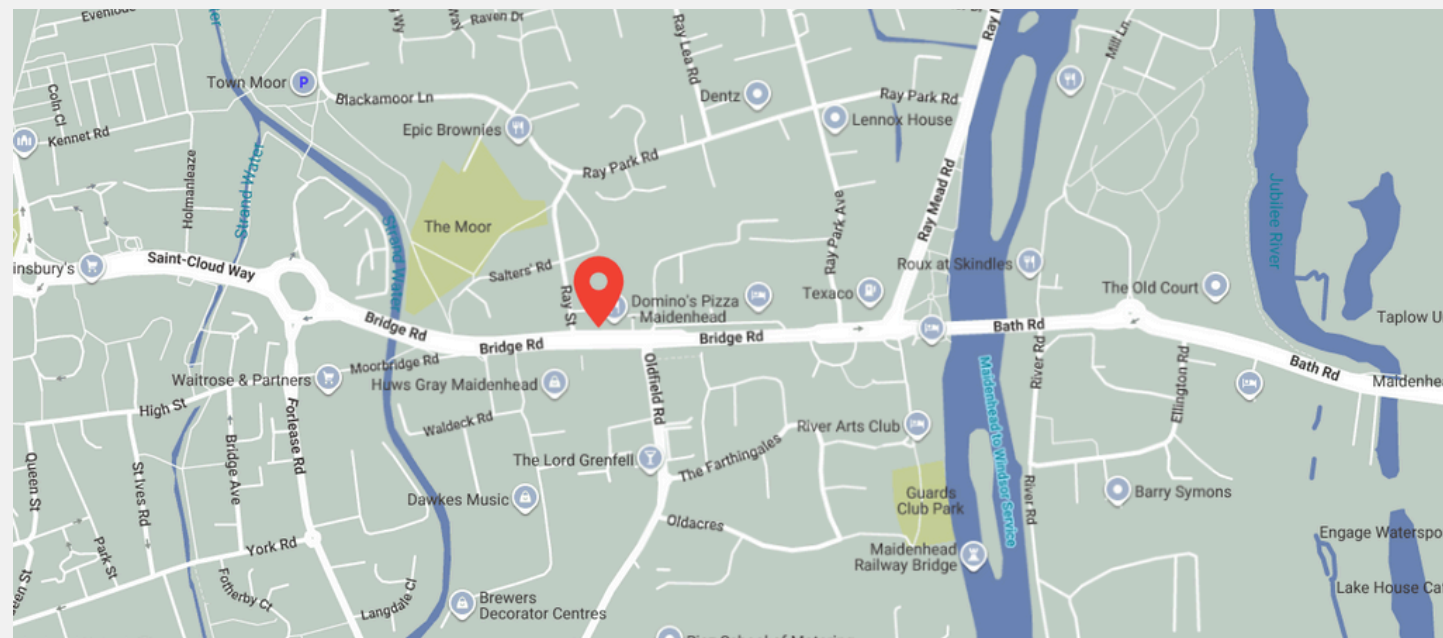
Maidenhead train station is approximately a 15-minute walk, where GWR and Elizabeth Line services can be provided.

## DESCRIPTION

The property occupies an end of parade position set back from Bridge Road at its traffic light junction with Oldfield Road.

The available premises are arranged on ground floor level only, the upper floors are in the process of being converted to residential accommodation.

Other occupiers in the parade include Domino's Pizza, two local convenience stores, a funeral director, launderette, pharmacy and a charity shop.



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## ACCOMMODATION

The ground floor comprises the following dimensions and net internal floor areas.

Internal Width	14.10 m	46 ft 3 ins
Shop Depth (max)	12.30 m	40 ft 5 ins
	<b>Size Sq.m</b>	<b>Size Sq.ft</b>
Ground Floor Area	126.90	1,355
Ground Floor Vault	19.90	214
<b>Total</b>	<b>146.80</b>	<b>1,569</b>

## REDEVELOPMENT/ EXTENSION

The building and site are capable of being extended/redeveloped in conjunction with the adjoining car park, subject to the relevant planning consents.

Further details are available on request.



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## TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

A separate agreement is available for the adjacent car park, if required.

## RENT

£40,000 per annum exclusive for the ground floor space.

## EPC

Further details available upon request. C 72.

## RATES

The Rateable Value is to be reassessed.

For rates payable please refer to the Local Charging Authority, Royal Borough of Windsor and Maidenhead - 01628 683800.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

# CONTACT

GET IN TOUCH

*Damian Sumner*

07974 085738

[damian.sumner@brasierfreeth.com](mailto:damian.sumner@brasierfreeth.com)

*Brasier Freeth LLP*

[enquiries@brasierfreeth.com](mailto:enquiries@brasierfreeth.com)

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