TO LET
RETAIL UNIT

13-17 HIGH STREET
MAIDENHEAD, BERKSHIRE, SL6 1JN

743 - 6,493 sq ft (69.02 - 603.21 sq m) approx. NIA
As whole or potential to subdivide

BE A PART OF MAIDENHEAD'S TRANSFORMATION

The regeneration of Maidenhead is well underway. The opening of the Elizabeth Line allows for faster connectivity across London. Large development projects such as One Maidenhead, Waterside Quarter and Watermark have completed, Tempo will follow by the end of the year, and plans are progressing for the new Nicholson Quarter.

13-17 High Street is positioned on the corner of the High Street and St Ives Road, next to the regenerated Chapel Arches area of Maidenhead.

Key occupiers currently include Waitrose, M&S, Boots, Coppa Club, Bardo Lounge, Costa, Tesco Express, Bakedd, Greggs, Presto, Cocoba Chocolate Café and McDonald's.

PROPERTY DETAILS

This prominent ground floor corner unit, located at the junction of High Street and St Ives Road, offers exceptional visibility and footfall. Just a four-minute walk from the Hines Meadow multi-storey car park and moments from the thriving Waterside Quarter development, this is a prime location in the heart of Maidenhead. The unit can be let as a whole or split to form 4 new retail units.

Unit	Size (sq ft)	Size (sq m)	Rent (+VAT pa)
Whole	6,493	603.21	£100,000
Unit 1	747	69.39	£20,000
Unit 2	752	69.86	£22,500
Unit 3	743	69.02	£25,000
Unit 4	4,500	418.06	£50,000

CLASS

Class E Use

EPC

B (41)

LEASE

Available on a new lease, direct from the landlords on a term to be agreed by negotiation.

BUSINESS RATES

For the property as a whole we are advised by the local authority that the premises has the following assessment:

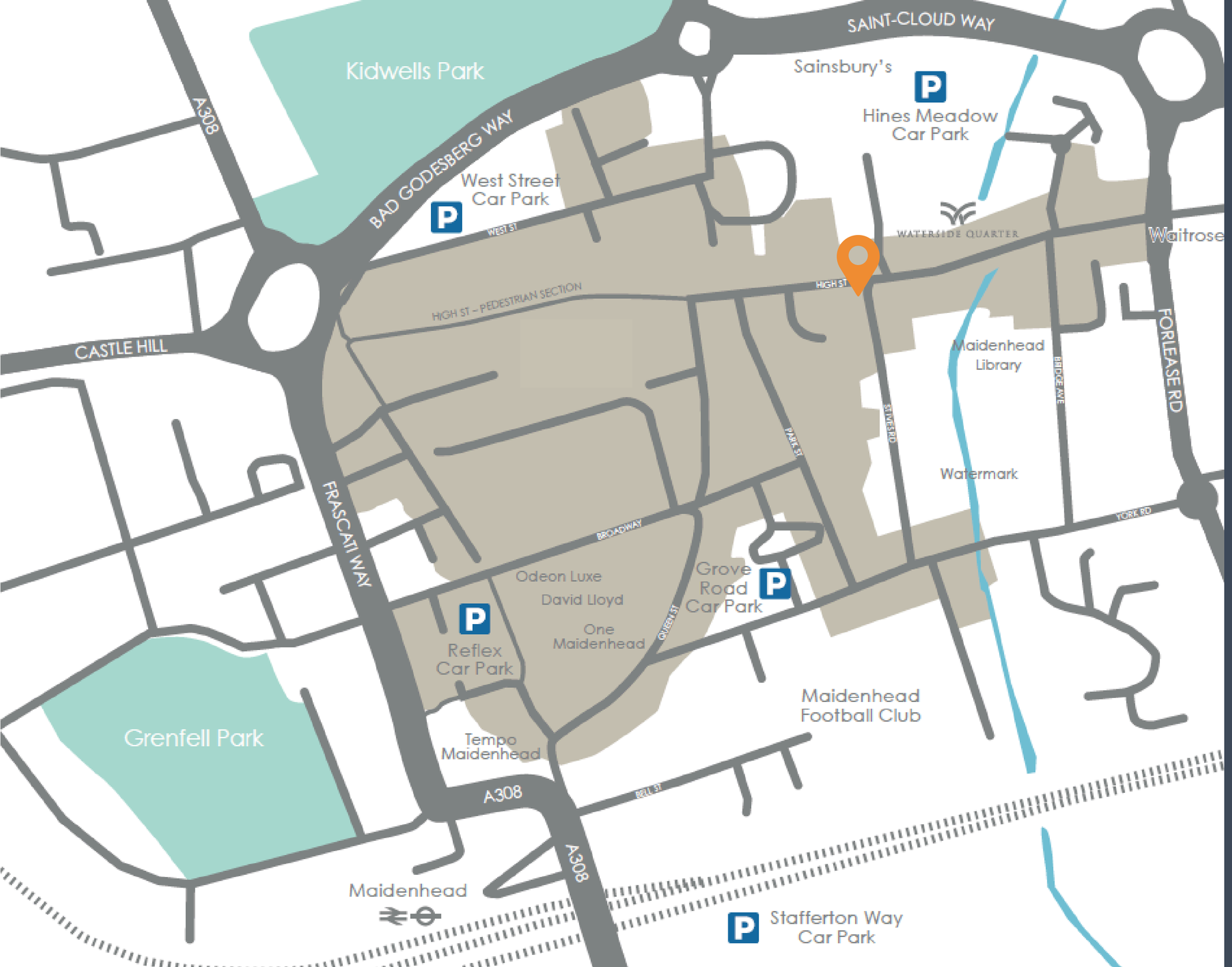
UBR (26/27)*: 43p
Rateable value: £73,500
Rates payable: £31,605

All parties are advised to make their own enquiries to the relevant authority.

*Assuming retail, hospitality, or leisure use

Option A: Whole Unit

Option B: Split Units



ELIZABETH LINE

Reading 14 minutes	Maidenhead
Maidenhead	Marlow 5.7 miles
Slough 8 minutes	Windsor 6.8 miles
Heathrow T2 & 3 32 minutes	Henley-on-Thames 9.2 miles
Paddington 36 minutes	Heathrow Airport 13 miles
London Liverpool Street 47 minutes	Westfield London 26.5 miles
Canary Wharf 54 minutes	Gatwick Airport 52.2 miles

Elizabeth train times to destinations based on leaving Maidenhead Westbound at 07:41 and Eastbound at 07:37, Monday to Friday, valid from Sunday 10 December 2023 to Saturday 1 June 2024.

2.5 MILES TO J8/9 OF M4

0.5 MILES TO MAIDENHEAD TRAIN STATION

13 MILES TO HEATHROW AIRPORT

30 MILES FROM CENTRAL LONDON

20 MINUTE DRIVE TIME
CATCHMENT OF 314,000

AVERAGE OF 29,700
VISITS PER DAY

98.8 MINUTE DWELL
TIME ON AVERAGE

GET IN TOUCH

For further information or to arrange an inspection please contact our agent.

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Data source: Visitor Insights 1st Jan - 31st Dec 2025

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October 2026

Owned and managed by:

SORBON ESTATES

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