

92 HIGH STREET MAIDENHEAD

SL6 1PX

bf
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Prime Retail Unit - To Let
Opposite the Entrance to Nicholsons Shopping Centre
Suitable for a Variety of Uses

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Retail Opportunity
TO LET

LOCATION

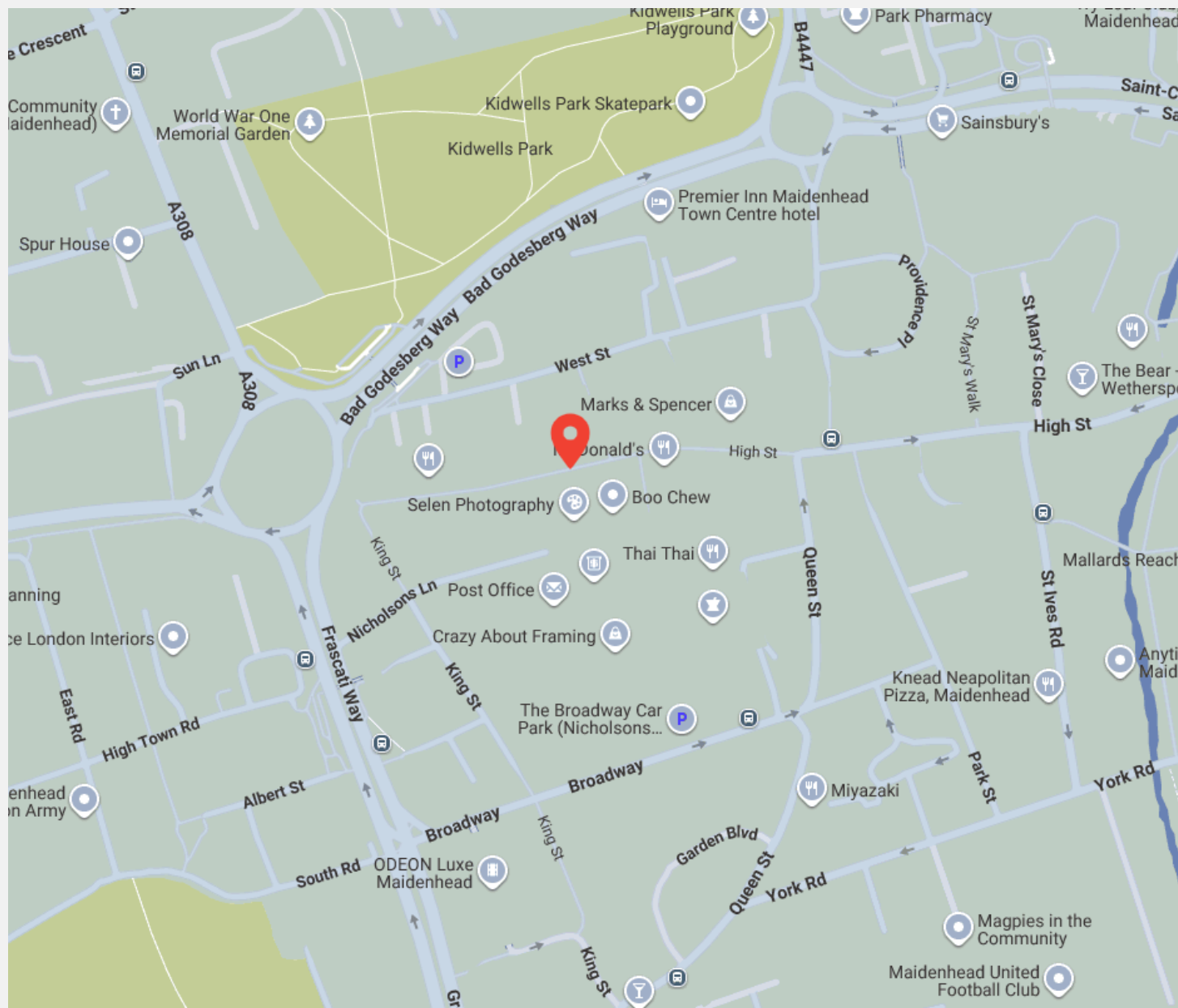
Maidenhead, a market town in the Royal Borough of Windsor and Maidenhead, in Berkshire, is located circa 12 miles north east of Reading and 25 miles west of London. The town lies adjacent to Junction 8/9 of the M4 motorway and the A404(M) which links with the M40. Direct rail services to London Paddington has a journey time of approximately 25 minutes

The regeneration of Maidenhead is well underway, benefitting from substantial investment.

The opening of the Crossrail Elizabeth Line allows for faster connectivity across London. Large development projects such as Waterside Quarter and Watermark have completed.

A former bank, the property occupies a prime position on the pedestrianised section of the street directly opposite the entrance to Nicholson's Shopping Centre.

Key occupiers currently include M&S, Boots, Costa, Tesco Express and Specsavers.



DESCRIPTION

The property is to be redeveloped to convert the first and second floors of the building to residential.

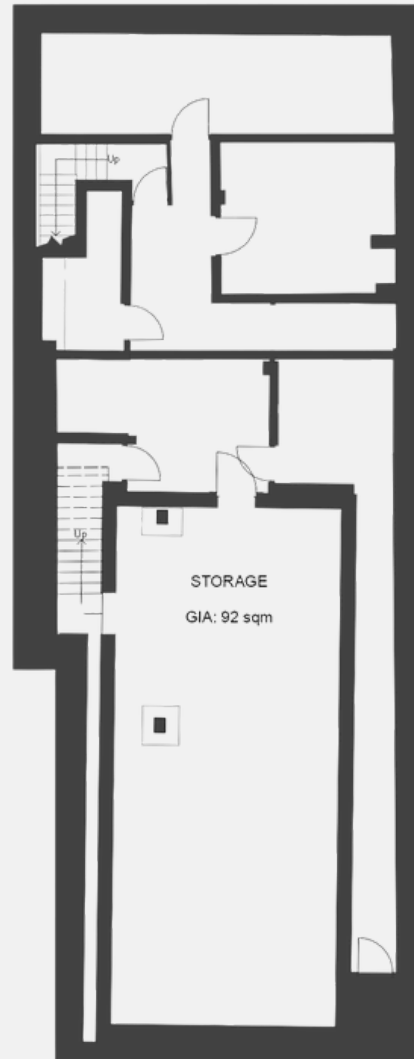
ACCOMMODATION

The premises comprise the following floor areas:

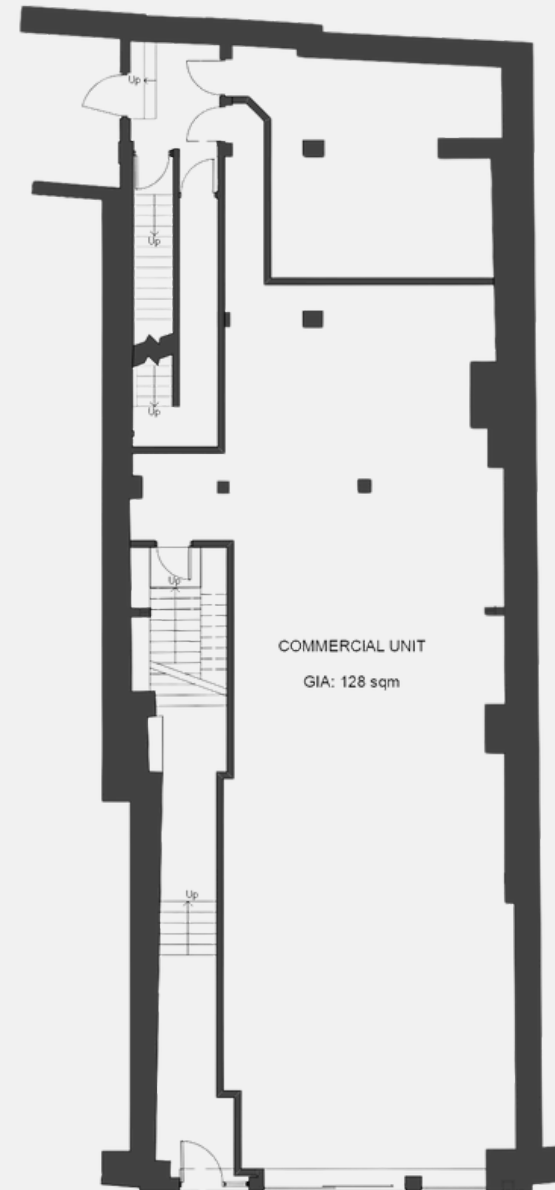
Floor	Size Sq.m	Size Sq.ft
Ground Floor Sales	128	1,378
Basement Storage	92	990

The configuration of space is shown on the attached sketch proposals, providing open plan accommodation.

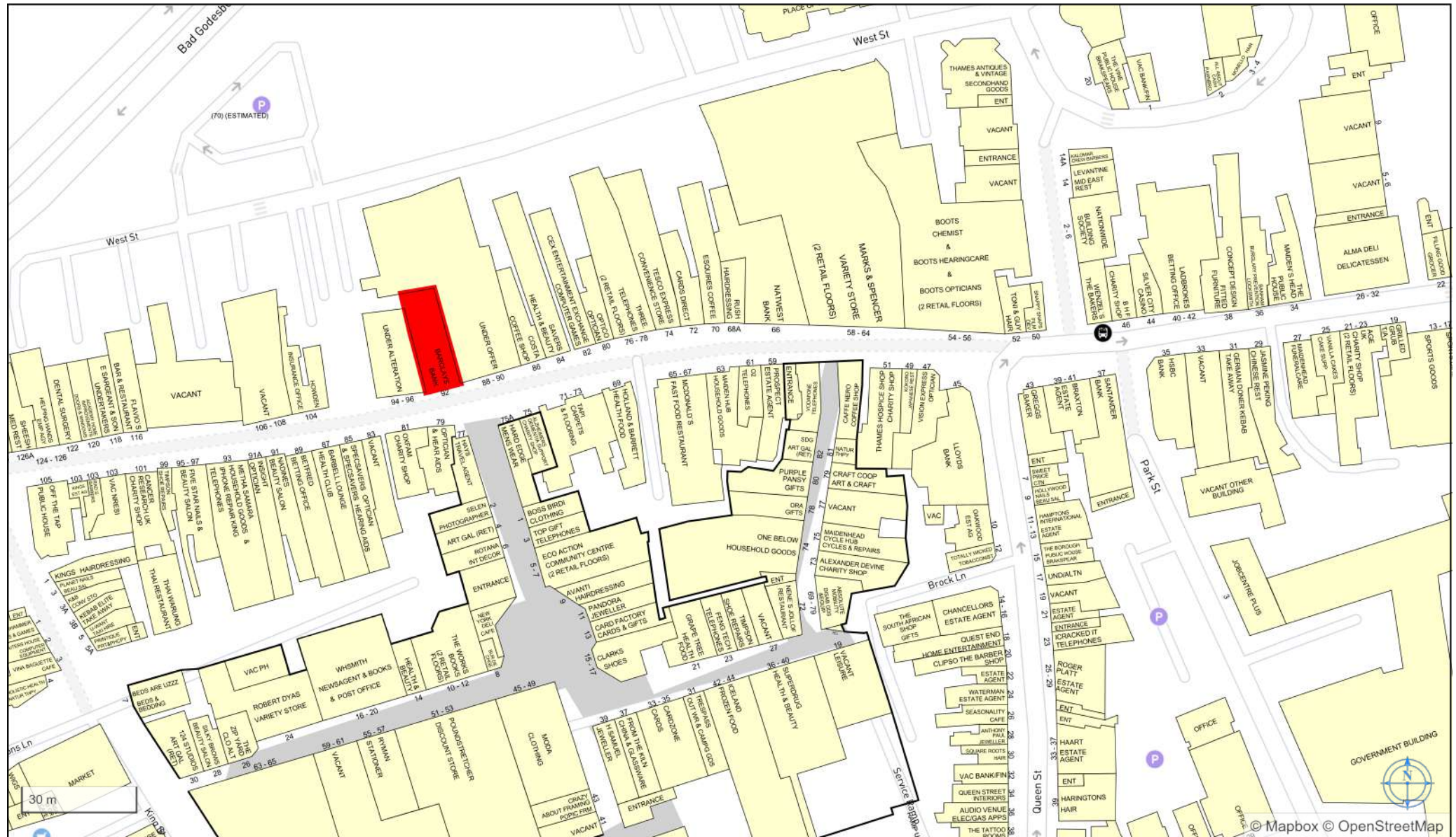




○ Basement Floor Plan - Leased Unit
Scale: 1:100



○ Ground Floor Plan - Leased Unit
Scale: 1:100



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NEW LEASE

The premises are available on a new effective full repairing and insuring lease for a term of years to be agreed, subject to upward only rent review at the end of every 5th year.

RENT

£57,500 per annum exclusive for the ground and basement floors.

SERVICE CHARGE

Further details available upon request.

EPC

Further details available upon request.

BUSINESS RATES

To be assessed.

LEGAL COSTS

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

CONTACT

GET IN TOUCH

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