



Retail Unit On Maidenhead High Street

36 High Street

Maidenhead, SL6 1QE

Retail

TO LET

954 sq ft

(88.63 sq m)

- Currently undergoing refurbishment est completed by 5th December
- Ground floor retail
- Rear access
- 3 phase power
- Rear storage room / workshop area
- Air conditioning
- Suspended ceiling

Summary

Available Size	954 sq ft
Rent	£27,500 per annum exclusive
Rates Payable	£5,114.75 per annum
Rateable Value	£10,250
EPC Rating	C (60)

Description

The current layout is a retail area to the front with two small storage areas towards the rear. Shop frontage is single-glazed. Two air conditioning units are placed in a suspended ceiling. Spotlights are in place throughout, with LED strip lights in the rear storage. There is one WC. The rear storage room has an increase in floor elevation by approximately. 0.34m. There is also a small kitchenette. The side alley can be accessed by two doors, one in the rear storage and the other opposite the WC. Rear access can be obtained through a right-of-way through the Maiden Heads Pub Garden.

Location

Berkshire is a prominent county positioned in the southeast of the Thames Valley. Maidenhead is undergoing a transition due to the recent installation of the Elizabeth line services, which have caused a huge increase in residential developments. The high street accommodates a number of prominent retail businesses such as Tesco Express, Card Factory, German Doner Kebab, McDonald's, Wetherspoons and Specsavers. The Maidenhead train station is a short walk which provides Great Western Railway and Elizabeth line services. J8/9 of the M4 is a short drive and will take you directly to Reading or Heathrow.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	954	88.63

Viewings

By appointment only with the agent.

Terms

A new lease for a term to be agreed upon. This will be direct with the landlord.

Business Rates

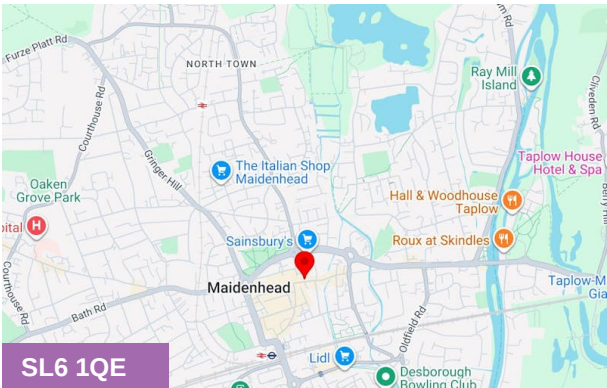
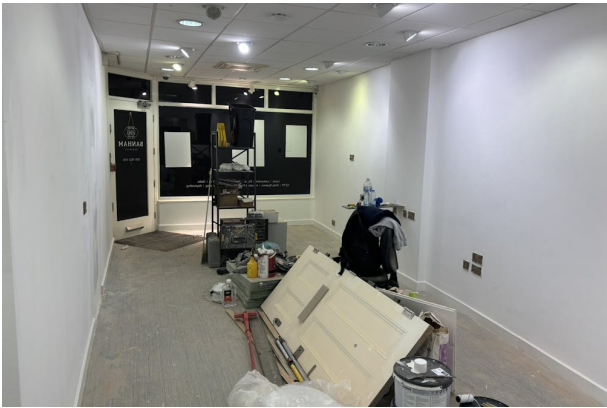
The tenant is responsible for paying business rates to the local authority. Small business rates may apply; please enquire with the local authority.

Legal fees

Each party is responsible for paying their own legal fees.

VAT

All figures are exclusive of VAT which may be chargeable.



Viewing & Further Information



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