

25 HIGH STREET, MAIDENHEAD, SL6 1JG



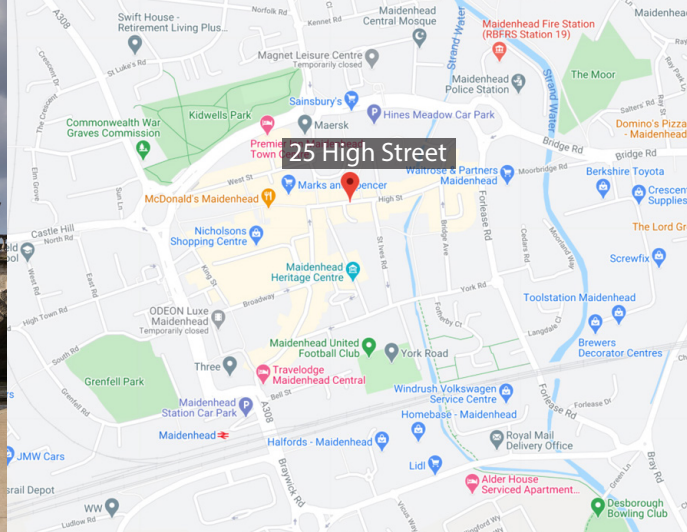
RETAIL UNIT TO LET

Located in Maidenhead Town Centre | Rear Servicing

849 sq ft (79 sqm)



Maidenhead Bridge



Description

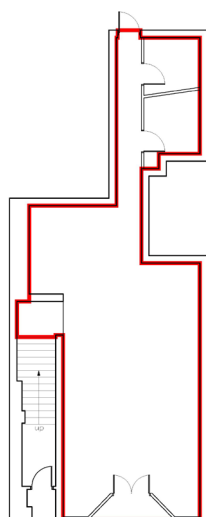
- Ground floor lock up shop
- Open plan sales area
- Rear servicing and parking
- Situated in a central position on Maidenhead High Street
- Easily accessible for pedestrians and motor vehicles

Tenure	Leasehold
Term	By agreement
Rent	Tbc
Rates	Estimates rates for 2021 are £8,704 (pa)**
Deposit	6 months rent + VAT
Utilities	Tenant's responsibility
EPC	C (56)

Size (sq ft)	Rent (pa)*	Service charge* (pa)	Total* (pa)	Total (pcm)
849	Tbc	ad hoc	Tbc	Tbc

*VAT applicable.

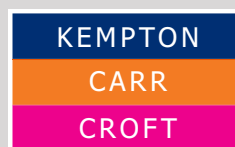
** This is an estimate based on publicly available information. Tenants are advised to make their own enquiries and may benefit from rates relief. 100% rates relief for qualifying tenants.



GROUND FLOOR PLAN

Location

- Situated close to the corner of the High Street and St Ives Road
- Immediately adjacent to shopping, restaurant and banking facilities
- Close proximity to the Chapel Arches Regeneration scheme which has improved the area thus increasing footfall for local retailers.
- Maidenhead is currently undergoing a major town centre regeneration project.
- Fantastic links to the M4 Motorway and extended motorway network
- Maidenhead train station is less than a mile away, servicing Paddington and the West Country, it will also be included as part of the crossrail (Elizabeth Line).



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