

RETAIL UNIT TO LET



375 Sq. Ft. (34.80 Sq. M.)

11b High Street

Maidenhead

SL6 1QS

CLOSE TO CHAPEL ARCHES REDEVELOPMENT AREA

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Many of the larger retailers and restaurants are represented within the town centre, including Marks & Spencer, Boots, Monsoon, Pizza Express and Coppa Club.

The property benefits from close proximity to the Chapel Arches Redevelopment scheme which has regenerated and improved the area increasing footfall for local retailers.

The property is situated close to the corner of the High Street and St Ives Road in an area easily accessible for pedestrians and motor vehicles with ample on street short term parking close by.

Description

The shop comprises an attractive lock-up retail premises in a small parade of shops, providing flexible well fitted accommodation.

The unit has planning permission for A1 allowing for a flexible range of uses.

Accommodation

Ground Floor Retail Area	375 Sq ft	34.85 m ²
WC		
Frontage	18' 2"	5.56 m
Depth	20' 47"	6.24 m

Approx net internal area (NIA)

Terms

Rental £18,000 p.a.x.

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Insurance: £250 per annum

Service charge: £1,070 per annum

The premises are available on a lease for a term to be agreed Outside the Security Provisions of the 1954 Landlord and Tenant Act.

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £9,200

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Qualifying occupiers may be entitled to small business relief.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

All figures quoted are exclusive of VAT which will apply to this transaction.

Amenities

- Near to On-Street Parking
- With A1 Planning Consent
- Close to Chapel Arches Redevelopment and Coppa Club

Energy Performance Rating

D-84

Viewing and further information



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