



# TO LET RETAIL UNIT

As whole or potential to subdivide

13-17 High Street  
Maidenhead  
Berkshire  
SL6 1JN

743 - 6,493 SQ FT  
(69.02 - 603.21 SQ M)  
APPROX. NIA



# 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, F45 Fitness, Coppa Club, Costa, Tesco Express, Bakedd, Greggs, Cocoba Chocolate Café and McDonald's.

M&S

Boots

TESCO  
express



COPPA  
CLUB



GREGGS



Waitrose

# PROPERTY DETAILS

Available from July 2026

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 - now fully let - 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:

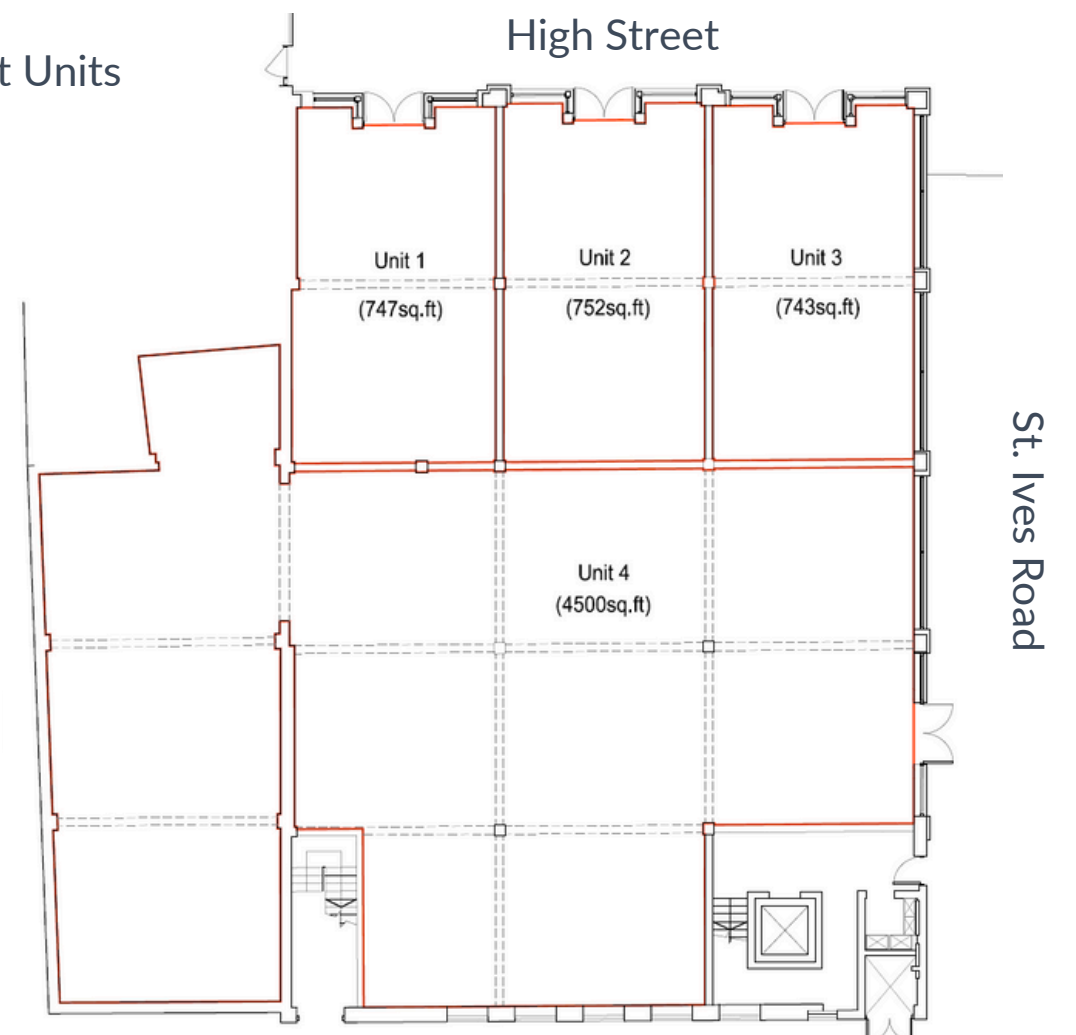
UBR (24/25): 54.6p  
Rateable value: £56,500  
Rates payable: £30,849

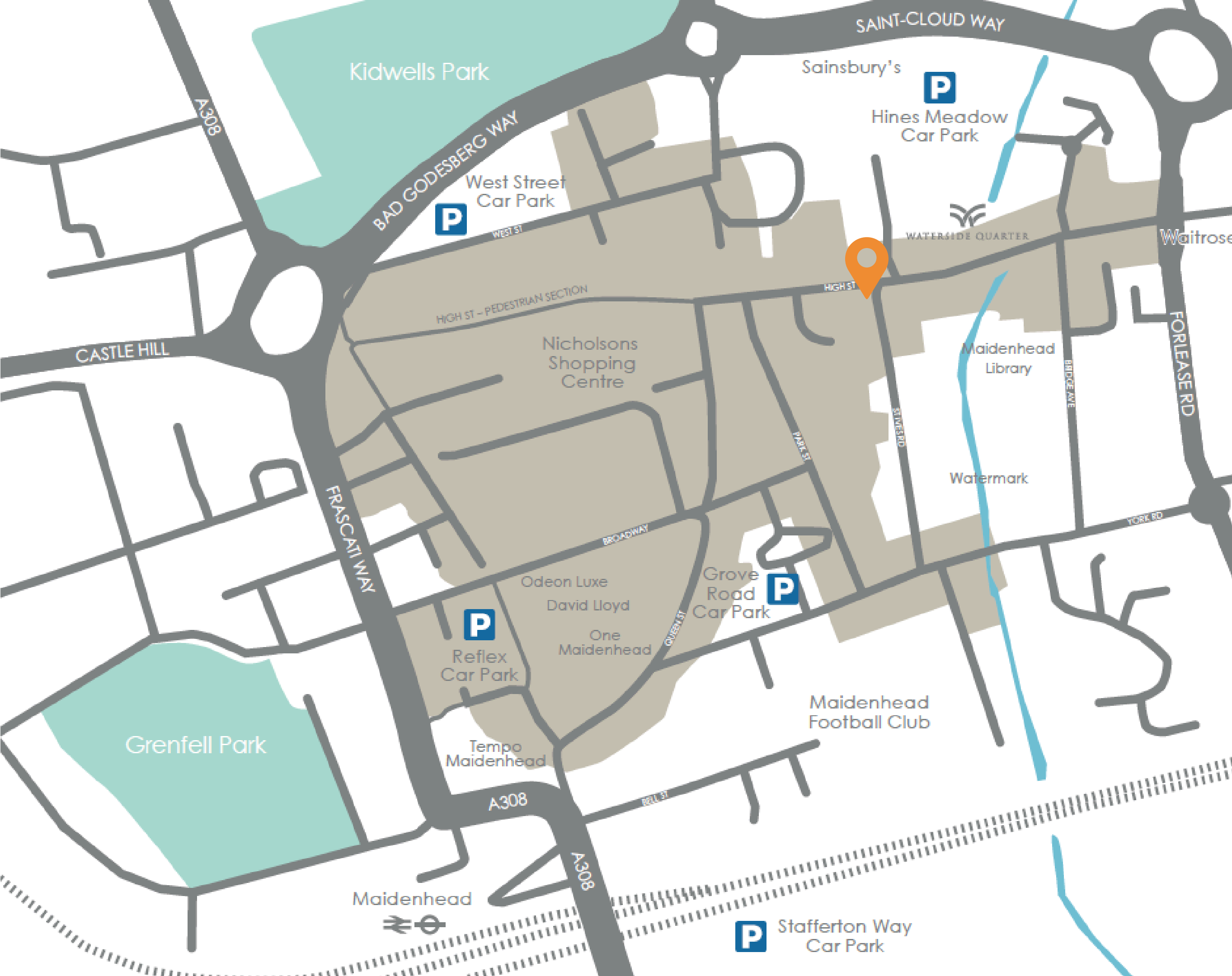
All parties are advised to make their own enquiries to the relevant authority.

Option A: Whole Unit



Option B: Split Units





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



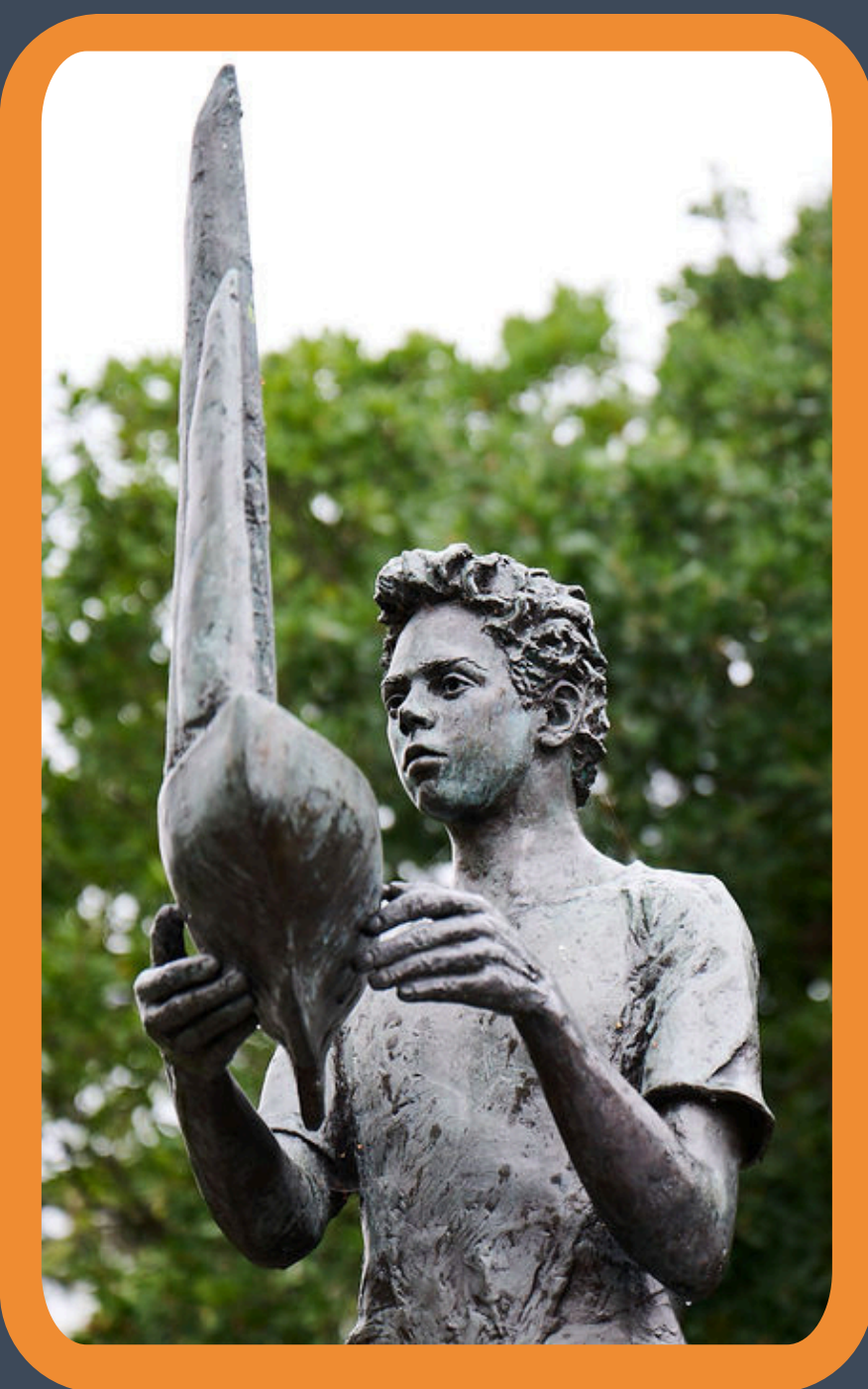
13 MILES TO HEATHROW AIRPORT



30 MILES FROM CENTRAL LONDON



North



20 MINUTE DRIVE TIME  
CATCHMENT OF 234,000



AVERAGE OF 30,400  
VISITS PER DAY



103 MINUTE DWELL  
TIME ON AVERAGE



# GET IN TOUCH



DAMIAN SUMNER

07974 085 738

damian.sumner@brasierfreeth.com



MITCHELL BROOKS

07818 117021

mitchell.brooks@kemptoncarr.co.uk

Owned and managed by:



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

Data source: Visitor Insights 1st Jan - 31st Dec 2024

Please note that all images including Computer Generated Images (CGI's) are for illustrative and indicative purposes only.

Misrepresentation clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements or representations of fact. June 2025.