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Cookham Retail Unit To Let

11-13 Station Parade

Station Hill, Cookham, SL6 9BR

Retail

TO LET

886 sq ft

(82.31 sq m)

- Avaliable for immidiate occupation on a sublease
- Large retail shopfront
- Car park to the front
- Kitchenette and WC
- Wooden laminated flooring

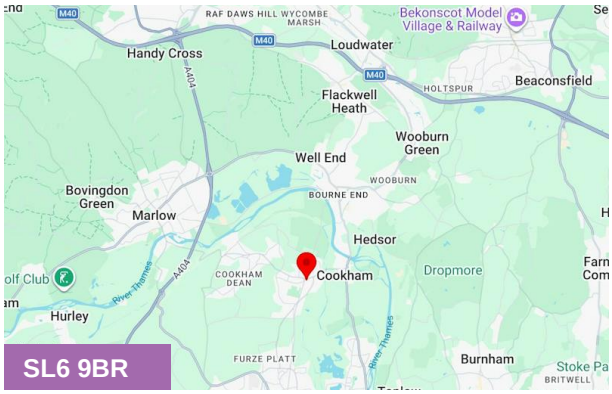
11-13 Station Parade, Station Hill, Cookham, SL6 9BR

Summary

Available Size	886 sq ft
Rent	£28,000 per annum
Rates Payable	£8,731 per annum
Rateable Value	£22,856
VAT	Applicable
EPC Rating	B (45)







Description

Ground floor retail premises connected internally at the front by the two separate entrances. The shop benefits from a large shop frontage with a good signage opportunity. It currently has laminated wooden flooring, spotlights and ceiling-mounted heaters. To the rear of the shop, there is one WC and a kitchenette. A fire escape is in place, which will lead you to the rear of Station Parade.

Location

Cookham is an affluent village situated in the county of Berkshire. Station Parade is situated in the heart of Cookham adjacent to the train station, which has frequent services to Maidenhead (Crossrail) and Marlow. Both Marlow & Maidenhead town centres are approx. A 10-minute drive, the A404(M) is nearby, providing access to the motorway network and Heathrow airport.

Viewings

By prior arrangement with the agents.

Terms

Available on a sublease, for a term to be agreed. The sublease will be direct with the head leaseholder and landlord.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Costs

Each party will be responsible for its own legal costs.

VAT

All figures are quoted exclusive of VAT, which may be chargeable.

Viewing & Further Information



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