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High Street Retail opportunity

26-32 High Street

Maidenhead, SL6 1QE

Retail

TO LET

3,871 sq ft

(359.63 sq m)

- Available for immediate occupation
- High Street location
- Dual aspect windows
- Located between the Nicholson's Centre & Chapel Arches
- 5 minutes walk to Maidenhead Train Station

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Summary

Available Size	3,871 sq ft
Rent	£45,000 per annum
Business Rates	A new assessment is required upon occupation. Please enquire with agent.
Service Charge	£2,400 per annum approx
EPC Rating	C (69)

Description

A great retail opportunity on Maidenhead High Street. This property benefits from a prominent location, with dual aspect window displays along the High Street & St Mary's Walk. The property's use class is E, which can accommodate a variety of businesses. The shop is predominantly open plan to the front with WCs and storage rooms to the rear.

Location

The property is located in the heart of Maidenhead town centre 5 minutes' walk to the train station (Crossrail). The new Chapel Arches development and Nicholson's shopping mall are both c. 100 meters away, providing an abundance of amenities. Maidenhead is well located for the national motorway network and Heathrow airport. J8/9 of the M4 motorway is approx. 1.5 miles from the town centre.

Accommodation

ITZA - 2,343 sq ft

Name	sq ft	sq m
Ground	3,871	359.63

Viewings

By arrangement with the agent.

Terms

Available on a new FRI lease, for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

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

Legal Fees

Each party will be responsible for their own legal costs.

VAT

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

Viewing & Further Information

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