

NEW BUILD TOWN CENTRE RETAIL UNIT TO LET



1,792Sq.Ft. **(166.50**Sq.M.) approx. N.I.A.

Ground Floor 94 - 96 High Street

Maidenhead

Berkshire

SL6 1JX

Suitable For A Variety Of Uses

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Maidenhead is circa 12 miles north east of Reading and 25 miles west of London. The town lies adjacent to Junction 8/9 on the M4 Motorway and the A404(M) which links with the M40. Direct rail services to London Paddington are available in approximately 25 minutes.

The premises are to be constructed in a prominent position on the north side of the High Street. The Nicholson's Shopping Centre entrance, Poundland, Costa & McDonald's are all located nearby as well as various independent retailers and restaurants.

Description

The accommodation will be at ground floor level and provide open plan space with WC / kitchenette to rear. The accommodation would suite a variety of uses such as retail, health, leisure or F&B (STP).

Accommodation

	Sq. Ft.	M2
ITZA	1,091	101.36
TOTAL	1,792	166.50

Approx net internal area (NIA)

Terms

Rent: £50,000 pax

The rent will be exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

The unit is available on a new lease direct from the landlord.

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

The rateable value is to be established upon completion of the build.

Legal Costs/VAT

Each party to bear their own professional and legal costs. VAT will be applicable

Amenities

- New Build
- Open-plan
- Kitchenette
- WC
- Suitable for a variety of uses (STP)

EPC

Under Construction



Viewing and further information

Luke Bennett

luke.bennett@kemptoncarr.co.uk

07385 467367

Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

KEMPTON

CARR

CROFT

PROPERTY CONSULTANTS