



**TO LET**  
**NEW 4,000 SQ FT**  
**RETAIL DEVELOPMENT**

88-90 High Street  
Maidenhead  
Berkshire  
SL6 1PT

4,000 SQ FT (371.61 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 Waterside Quarter and Watermark have completed, One Maidenhead and Tempo will follow by the end of the year, and plans are progressing for the new Nicholson Quarter.

88-90 High Street (former Wilko premises) occupies a prime position on the pedestrianised section of the High Street directly opposite the entrance to Nicholson's Shopping Centre and adjacent to Costa and Barclays Bank.

Key occupiers currently include M&S, Boots, Costa, Tesco Express, Specsavers, Savers, O2, Three and McDonald's.

M&S

Boots

TESCO  
express

H&B

savers  
HEALTH HOME BEAUTY

COSTA

Specsavers

McDonald's

Clarks

O<sub>2</sub>

Three

Cex



# PROPERTY DETAILS

The former Wilko premises will be reconfigured to create a highly sought-after unit size with a significant retail frontage.

The unit is also capable of being subdivided to meet with retailer requirements.

A planning application has been approved to sympathetically modify the frontage of 88-90 High Street and to add six flats above the commercial unit.

## SIZE (APPROX. NIA)

Ground Floor - approx. 4,000 sq ft  
(capable of being subdivided)

## RENT

£90,000 +VAT per annum exclusive

## BUSINESS RATES

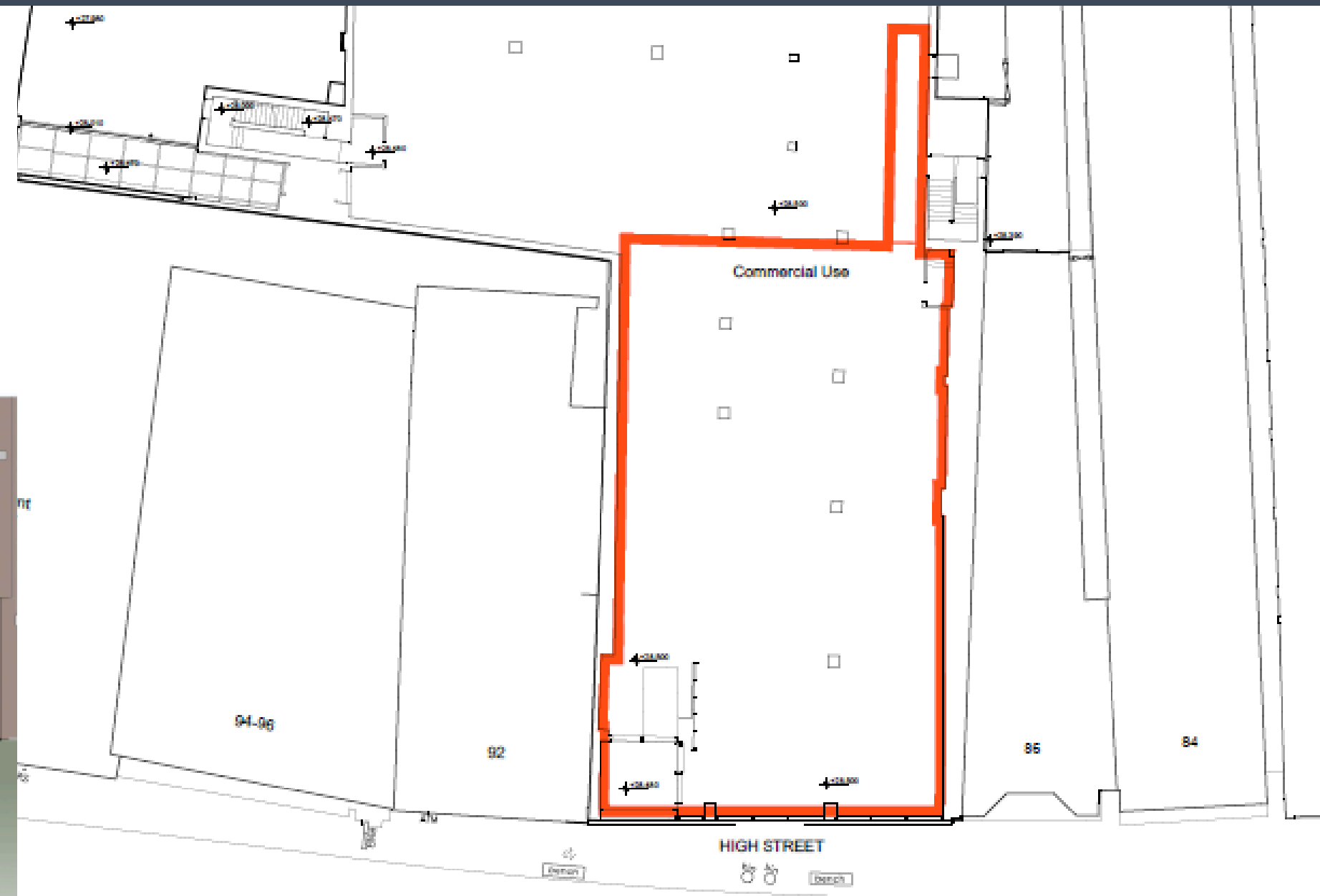
TBC

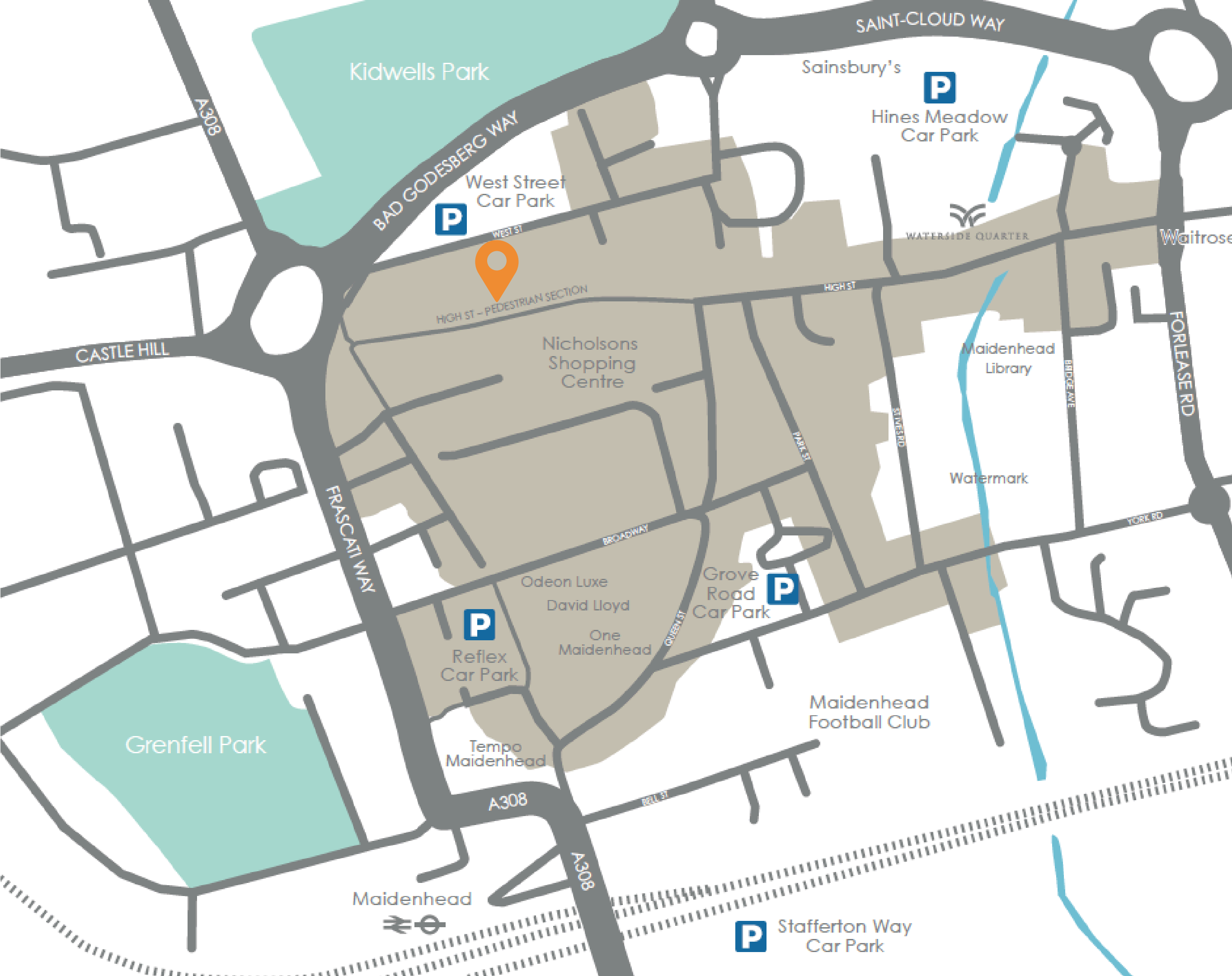
## CLASS

Class E Use

## LEASE

Available on a new lease, direct from the landlords on a term to be agreed by negotiation.





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







  
 20 MINUTE DRIVE TIME  
 CATCHMENT OF 258,000



  
 100 MINUTE DWELL  
 TIME ON AVERAGE



AVERAGE OF 29,100  
 VISITS PER DAY



# GET IN TOUCH



**DAMIAN SUMNER**

07974 085 738

damian.sumner@brasierfreeth.com



**MITCHELL BROOKS**

07818 117021

01628 771221

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 2023

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