

01628 439006

TO LET



Prominent A2 Retail Unit

40-42 High Street
Maidenhead SL6 1QE

Floor Areas

Sq.Ft

Sq.m

Ground Floor NIA
ITZA

3,894
1,224

105.91
82.03



Prominent High Street Location



Suitable for Alternative Uses (STP)



3 Parking Spaces to the Rear



Rear Pedestrian Access



Kitchen and WC facilities



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 and passing trade. Local Occupiers include: Marks & Spencer's, HSBC, Santander, Sports Direct, Boots, Lloyds Bank, Subway, Café Nero and many more. 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.



Description

The ground floor is the former Royal Bank of Scotland and is due to be refurbished. Currently, the retail unit is predominantly open plan with the benefit of a suspended ceiling and air conditioning. There are WC's and a kitchen located to the rear. The property benefits from rear access. There are 3 allocated parking spaces within a secure gated car park to the rear. The property currently has A2 professional services planning use but could be suitable to other retail, medical or similar uses, subject to planning.

Lease Terms

A new full repairing and insuring lease for a term to be agreed. The lease will be direct with the landlord.

Rent

Rent upon application.

Business Rates

The tenant will be responsible for paying business rates directly to the local authority.

Rateable Value £43,250

Business Rates Payable 2018/19 £20,760

(Please check these figures with the local authority).

Legal Costs

Each party will be responsible for their own legal costs.

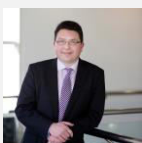
EPC

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VAT

Any figures quoted are exclusive of VAT which may be chargeable.

Viewing



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Offices in Maidenhead and Bracknell