

# To Let

## Retail Unit

# Lock Up Retail Unit

Unite 1, Exchange House, Market Street, Maidenhead, SL6 8AA



### Location

The property is situated in a busy pedestrian thoroughfare which links the Sainsburys supermarket with the High Street at its junction with Queen Street.

### Description

The unit benefits from a 31 ft display frontage and has office, storage and ancillary accommodation with on-site car parking.

The unit has loading access from the rear.

- 31 ft Display Frontage
- Loading Access to the rear
- Car Parking Space
- Suspended ceiling

### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

### Accommodation

A well proportioned retail unit with the following dimensions and floor areas

Dimensions	F	M
Frontage	31	2.9
Shop Depth	40.6	3.77

Areas	Sq Ft	Sq M
Retail Area	1,038	96.43
Office	59	5.48
Store	182	16.91
Ancillary Staff Facilities	71	6.6

### Terms

A new lease on terms to be agreed is available.

### Rating

The rateable value from the Royal Borough of Windsor and Maidenhead is £30,250.

### EPC

Energy Performance Rating for this unit is C (51-75)

### Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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