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PROPERTY PARTICULARS

PRIME SHOP TO LET

Town Centre Retail Unit with Car Parking Available

2,954 sq.ft. (274.46 sq.m)
Approximate Net Internal Area



**84 HIGH STREET
MAIDENHEAD
BERKSHIRE
SL6 1PY**

LOCATION

The property is located within the town centre of Maidenhead in a prime position on the High Street. The property neighbours EE and Costa Coffee, Wilkinson and numerous other national retailers, whilst being directly opposite the High Street entrance to Nicholson's Shopping Centre and multi storey car park. Maidenhead is approximately 6 miles north-west of Windsor, 15 miles north-east of Reading, and 28 miles west of Central London.

DESCRIPTION

The unit comprises open plan retail accommodation with full width and height glazed frontage to the High Street benefitting from first floor storage/offices, with car parking for 2 vehicles directly behind

Loading/deliveries are possible to the rear.

ACCOMMODATION (Approx. Net Internal Area):

Ground Floor -	2,596 sq.ft. (241.2 sq.m)
First Floor Offices -	358 sq.ft. (33.26 sq.m)

TOTAL - 2,954 sq.ft. (274.46 sq.m)

TERMS

The property is offered on a new full repairing and insuring lease for a term to be agreed by negotiation.

RENT

£55,000 per annum exclusive, plus VAT.

The rent is to be paid quarterly in advance.

RATEABLE VALUE

The Valuation Office website indicates a 2019 Rateable Value of £54,000. Rate in the £ is 49.3 pence.

ENERGY PERFORMANCE RATING: E – 117.

VIEWING

Strictly by appointment through Sole Agents:

Duncan & Bailey-Kennedy
FAO: Will Janes or Jim Sheldon
Telephone: 01494 450951
Email: willj@dbk.co.uk or jims@dbk.co.uk

Ref: AC11867/0319

