

# PRIME TOWN CENTRE RETAIL UNIT TO LET



**From 2,465sq.ft. (229)sq.m Approx N.I.A.**

70 High Street  
**Maidenhead**  
Berkshire  
SL6 1JX

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

The property is located in a prime position on the High Street, a short walk away from Maidenhead's railway station / Elizabeth Line.

Located adjacent to Rush Hair, CEX and Tesco's Express, other occupiers in the immediate vicinity include McDonald's, Marks & Spencer's, Vodafone, Three, NatWest & Boots.

## Description

The property provides open-plan accommodation at ground floor level with loading to the rear. The property is available as a whole or let in two parts, with access to private rear stores / staff break out space and rear loading.

## Accommodation

	Sq. Ft.	M2
<b>70 High Street Retail</b>	<b>2,250</b>	<b>209</b>
<b>70 High Street Store / Breakout space</b>	<b>215</b>	<b>20</b>
<b>70 High Street Total</b>	<b>2,465</b>	<b>229</b>

*Approx net internal area (NIA)*

## Terms / Rent

Rent:

£60,000 per annum exclusive.

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

The unit is available by way of a new effective full repairing and insuring lease for a term to be agreed, direct from the landlord.

## Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: To be assessed upon completion of building works

We suggest contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## EPC

To be completed following refurbishment works

## Viewing and further information



**Luke Bennett**

[luke.bennett@kemptoncarr.co.uk](mailto:luke.bennett@kemptoncarr.co.uk)

07385 467367

**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021

**Robinson Webster (Joint Agent)**

**Harry Hill**

020 7190 9806

**Ian Webster**

020 7190 9805