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RETAIL PROPERTY



63 High Street, Maidenhead, Berks SL6 1JT

SHOP TO LET

Location

The subject property occupies a prime central location on Maidenhead High Street. Nearby occupiers include Marks & Spencer, McDonalds, O², NatWest Bank and Boots.

Accommodation

The property is a sub-division from McDonald's and provides the following approximate accommodation on ground and basement:

Floor Area	Sq M	Sq Ft
Ground Floor Sales	162	1,746
Ground Floor Ancil	12	129
Basement	40	430

Lease

A new lease for a term of 5 years on an FRI basis outside the provisions of the Landlord and Tenant Act 1954 Part II.

Rent

Rental Offers are sought in the order of £60,000 pax

Rates

We have been informed by the local Rating Authority that the following rateable value applies: -
2017 list - £88,500. Rates payable £44,604 per annum
(Rate in £ 0.504 pence 2019/20)
Interested parties are strongly advised to make their own enquiries

VAT

The property has been elected for VAT purposes.

Rent Free

Dependent on covenant a rent free period is available.

Energy Performance Certificate (EPC)

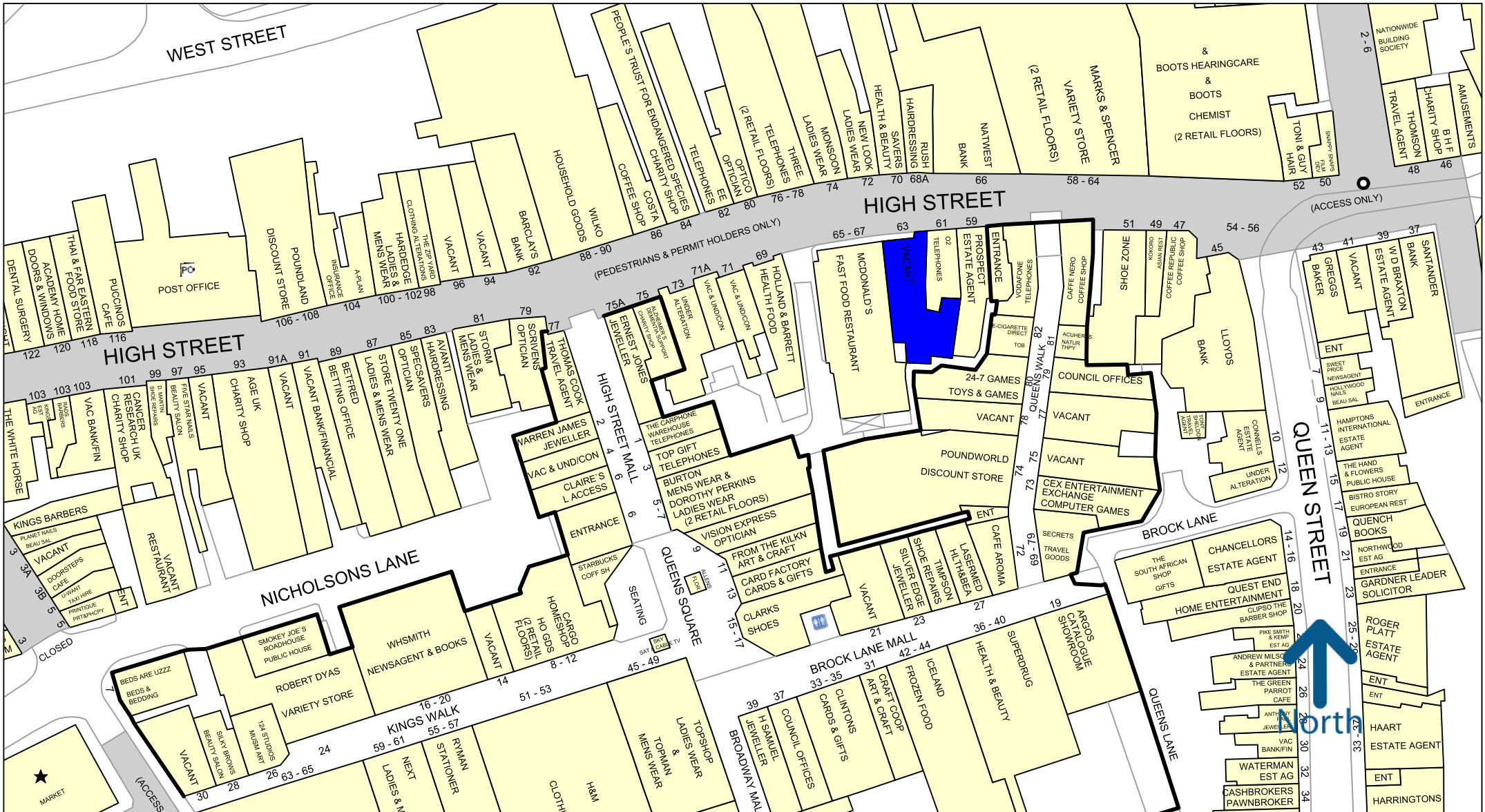
Full EPC report and certificate are available on request.

Viewing and Further Information

Viewings strictly by appointment with the sole agents:

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34 South Molton Street
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Experian Goad Plan Created: 07/12/2016
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