

perkinsfox

020 7486 6550

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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, O<sup>2</sup>, 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 £ 51.2 pence or 49.9pence small business 2020/1)  
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:

**Michael Perkins**  
Perkins Fox  
34 South Molton Street  
London  
W1K 5RG  
Tel: 020 7486 6550  
Email: [info@perkinsfox.com](mailto:info@perkinsfox.com)

**or Jonny Moore**  
**LSH**  
180 Oxford Street,  
London,  
W1D 1NN  
Tel: 0207 198 2000  
Email: [JMoore@lsh.co.uk](mailto:JMoore@lsh.co.uk)