

LANCIA HOUSE, 33 HIGH STREET

MAIDENHEAD
SL6 1JG



REMAINING SPLIT RETAIL UNIT TO LET

1,352 sq. ft.

New prominent unit situated in a strong trading position on the High Street, with attractive frontage.

- Suitable for retail, restaurant and leisure uses
- Residential conversion on the upper floors
- Possession in Q1 2023

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ESTATES

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Maidenhead is an affluent town and commercial centre located on the River Thames.

The premises is within a few minutes' walk from the town centre car parks and Maidenhead train station.

Nicholsons Shopping Centre is situated close by and is currently subject to major redevelopment proposals, expected to deliver over 650 new homes, 29,000 sq. m of office space, 6 new retail zones and a multi storey car park.

- Class: E Use
- EPC: commissioned and is awaited
- Rent: £38,000 p.a. (plus VAT if applicable)



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MAIDENHEAD TOWN CENTRE



28,000
average visits per day



103 minutes
average dwell time



2.3 stores
average stores visited per trip

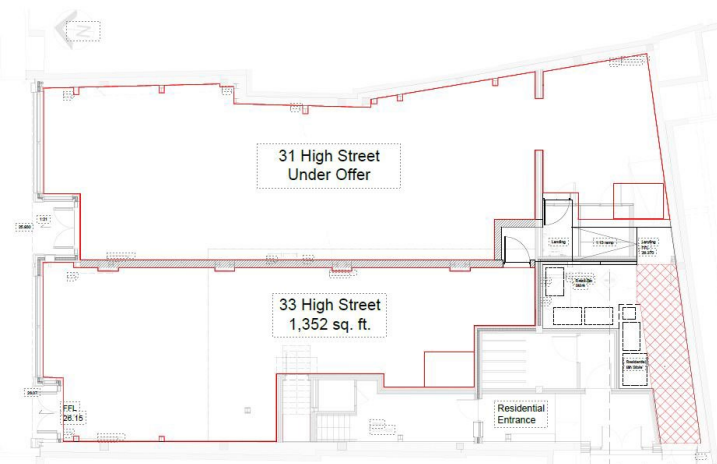


70,000
population



2,000 new homes
planning permission granted
in Maidenhead Town Centre

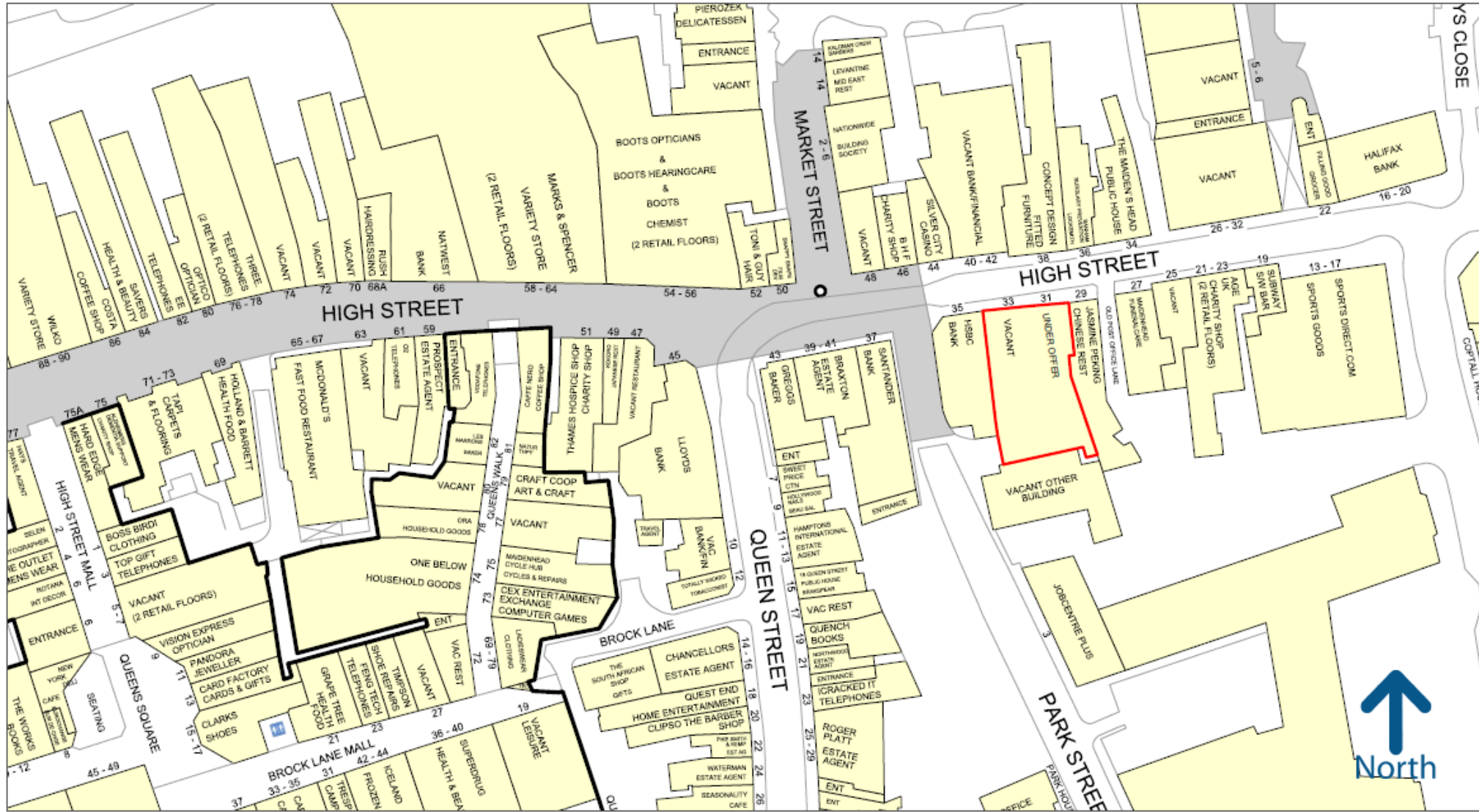
Figures are based on visitor insights data trends from June 2021 – June 2022.



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50 metres

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Experian Goad Plan Created: 14/09/2022

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