



Self Contained Retail Unit

91 Queen Street

Maidenhead, SL6 1LR

Retail

TO LET

1,291 sq ft

(119.94 sq m)

- Town Centre location
- Glazed shop front
- Great local transport links
- Kitchen and WCS
- Former Dentist

Summary

Available Size	1,291 sq ft
Rent	£24,000.00 per annum
Rates Payable	£4,540.90 per annum approx, from April 2023.
Rateable Value	£9,100
EPC Rating	E (101)

Description

This self contained property benefits from a central location opposite the new One Maidenhead development with 429 flats. Use Class E. The Ground floor is open plan with WCs and partitioned rooms to the rear. The Basement and upper floors is a mix of office and storage. There is a kitchen located on the first floor.

Location

Queen Street is situated in the heart of Maidenhead town centre, directly opposite is the One Maidenhead regeneration project. Maidenhead Elizabeth Line Station is a short walk which provides fast rail links to London. Junction 8/9 of the M4 Motorway is approximately 1.5 miles drive.

Accommodation

Name	sq ft	sq m
Basement	312	28.99
Ground	652	60.57
1st	172	15.98
2nd	155	14.40
Total	1,291	119.94

Viewings

By arrangement with the agents.

Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the landlord.

Business Rates

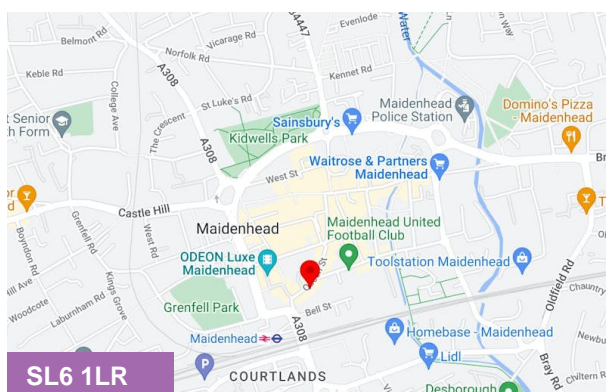
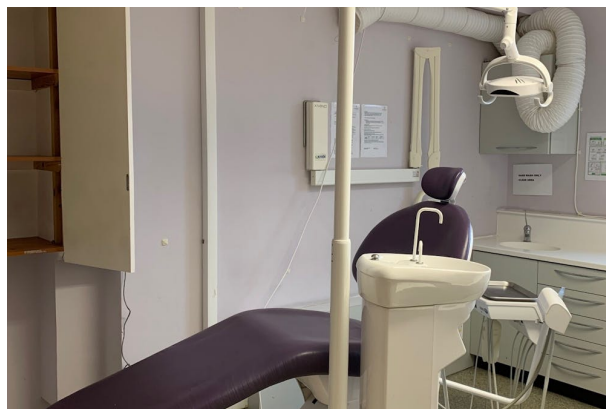
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

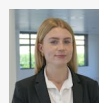
Each party will be responsible for their own Legal Fees.

VAT

All figures are quoted exclusive of VAT, which may be chargeable.



Viewing & Further Information



Sophie Holmes

01628439006 | 07763 565056
sophie@pagehardyharris.co.uk



James Emes

01628439006 | 07806487124
j.emes@pagehardyharris.co.uk

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