



Use Class E Retail Premises

32 King Street
Maidenhead, SL6 1EF

Retail
TO LET

767 sq ft
(71.26 sq m)

- Single Glazed Shop Frontage
- Opposite One Maidenhead Development
- 1 Allocated Car Parking
- Approx 5 Minute Walk to Maidenhead Cross Rail and Elizabeth Line
- Available For Immediate Occupation
- Use Class E

Summary

Available Size	767 sq ft
Rent	£24,000 per annum
Rates Payable	£6,487 per annum Tenants may be eligible for transitional relief, please enquire with the local authority
Rateable Value	£13,000
Service Charge	£2,000 per annum
EPC Rating	B (46)

Description

32 King Street is a self-contained ground-floor retail unit with a large single-glazed shop frontage. The retail unit is mostly carpeted throughout, with strip fluorescent lighting and suspended ceilings. A partitioned WC can be found at the back of the unit, with a rear access door leading you into the car park. There will be one allocated car parking space. This retail unit can accommodate a variety of businesses within the use class e system.

Location

32 King Street is located in the centre of Maidenhead approx 5-minute walk to Maidenhead Crossrail and Elizabeth Line. There are a variety of amenities within close proximity, such as The Nicholson Centre, Costa Coffee, Tesco Express and Sainsbury's. The One Maidenhead, a large development scheme, is being built across the road opposite the Odeon with 429 apartments.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	767	71.26

Viewings

By arrangement with the agent only.

Terms

Available for immediate occupation on a Full Repairing and Insuring Lease for a term to be agreed upon. The lease will be direct with the Landlord.

Business Rates

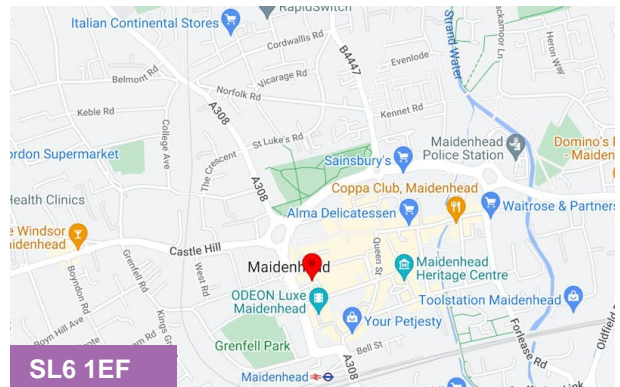
The tenant will be responsible for paying Business Rates directly to the Local Authority. We understand the tenant may be eligible for transitional relief but must enquire with the local authority to investigate.

Legal Costs

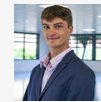
Each party will be responsible for paying their own Legal Fees

VAT

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



Viewing & Further Information



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