PRIME CLASS E UNIT TO LET

jackson criss

West End House, 11 Hills Place
London W1F 7SE

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www.jacksoncriss.co.uk

83 HIGH STREET MAIDENHEAD SL6 1JX



LEASE TERMS

New full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

RENTAL

£35,000 pa exclusive. VAT is payable.

FLOOR AREAS

Internal Width	14 ft 5 in	4.39 m
Depth	58ft 11 in	17.96 m
Ground Floor Sales	736 sq ft	68.38 sq m
First Floor	505 sq ft	46.92 sq m
Second Floor	317 sq ft	29.45 sq m

EPC

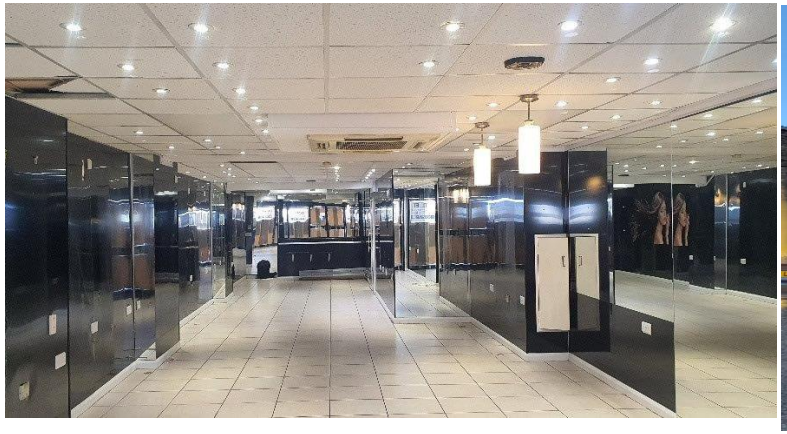
Energy rating C – copy available upon request.

RATEABLE VALUE

£27,750 (2017 assessment)

SUBJECT TO CONTRACT

- Maidenhead is a thriving Thames Valley commuter town that with the pending introduction of Crossrail will only intensify popularity and demand.
- Located in a prime position on the High Street with nearby occupiers including **Specsavers**, **Oxfam**, **A-Plan**, **Barclays, Scrivens, Wilko, Costa** and **Hays Travel.** **B**enefits from 6 car parking spaces at the rear to Nicholsons Lane.
- Maidenhead is approximately 6 miles north west of Windsor, 15 miles north east of Reading and 9 miles west of Slough.
- Under the new E Use Class the property could be used as a **shop, café, restaurant,** without the need for a planning application.





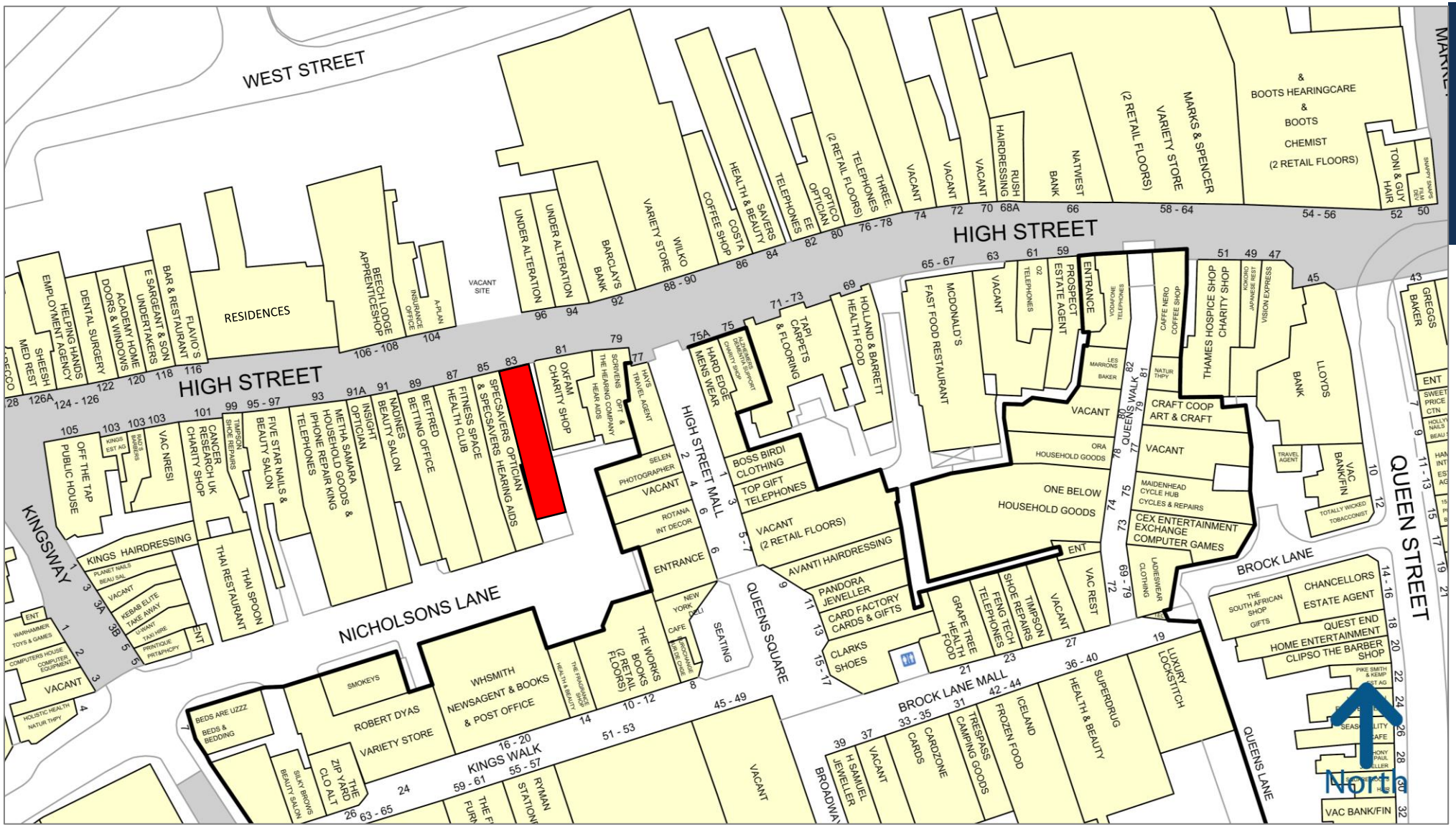
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VIEWING

David Scott
07798 823376
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COSTA

wilko

BARCLAYS

Specsavers

A-plan insurance

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