

Maidenhead

Unit 2, 70-72 High Street

Class E Opportunity



Location

The subject property is located in a 100% prime position on the pedestrianised section of Maidenhead High Street, a short walk away from Maidenhead's railway station which now is connected on the **Elizabeth Line**. The town Centre and immediate pitch will also benefit from the transformation of the Nicholson's Shopping Centre into the new Nicholson Quarter.

Located adjacent to **Rush Hair** and **Tesco's Express**, other occupiers in the immediate vicinity include **McDonald's**, **Marks & Spencer's**, **NatWest**, and **Boots**.

Demise

The property is arranged over ground, comprising the following approximate net internal floor areas:

Ground Floor	2,185 sq ft	203 sq m
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Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

Upon application

Rates

Rateable Value	To be assessed
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Rates Payable	To be assessed
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Interested parties are advised to make their own enquiries to The Royal Borough of Windsor and Maidenhead Council on 01628 683 800.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

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50 metres

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