



## 87 High Street, Maidenhead SL6 1JX



### Area

Ground floor approx 2497 sq ft



### Location

Nestled between Specsavers & Betfred



### Train

Maidenhead (Elizabeth Line)



### Basement

Basment approx 1776 sq ft



### Rent

£40,000 per annum

## LOCATION

The property is situated on the pedestrianised part of Maidenhead High Street and directly between Specsavers and Betfred. The entrance to the Nicholsons Shopping Centre is close by and there is a vibrant mix of local businesses and national retailers in a rapidly developing area with increasing consumer demand.

## DESCRIPTION

Benefiting from Class E use and suitable for a variety of uses subject to Landlords consent.

The demise is split over ground and first floor.

## TERMS

Available by way of an effective Full Repairing & Insuring lease for a term to be mutually agreed.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

## ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contact/references.

## RATES

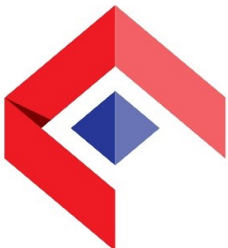
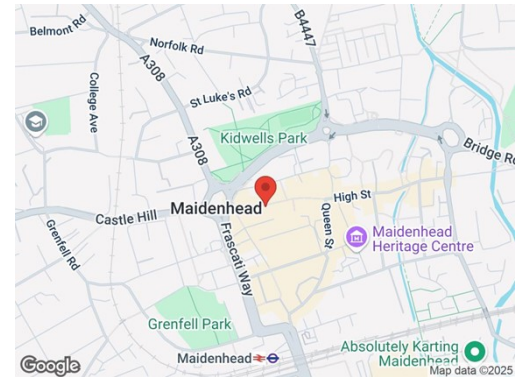
According to the Valuation Office the Rateable Value is £35,250 per annum. Interested parties are encouraged to make their own enquiries with The Royal Borough of Windsor & Maidenhead.

## EPC

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For further information please contact:

[hello@obre.co.uk](mailto:hello@obre.co.uk)



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