



Retail To Let or Investment Opportunity

45-47 Queen Street

Maidenhead, SL6 1LT

Investment, Retail

TO LET / FOR SALE

1,066 sq ft

(99.03 sq m)

- Town Centre location
- Vacant retail opportunity
- Opposite the new One Maidenhead scheme
- Two rented flats accessed via a separate entrance
- Only a short walk to Maidenhead Elizabeth Train Station

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Summary

Available Size	1,066 sq ft
Rent	£32,500 per annum for the Retail Unit Only
Price	£600,000
Rates Payable	£14,471 per annum approx, from April 2023.
Rateable Value	£29,000
EPC Rating	C (65)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail Unit	1,066	99.03
1st - One bedroom flat	-	-
1st - Two bedroom flat	-	-
Total	1,066	99.03

Description

45-47 Queen Street consists of a vacant ground floor open plan retail unit, facing out onto the new One Maidenhead development. The retail unit benefits from rear access, a kitchenette and WCs. The two residential flats are self contained and currently both Let.

Location

Queen Street is situated in the heart of Maidenhead town centre. Maidenhead Elizabeth Line Station is a short walk which provides fast rail links to London. The Crossrail will provide regular rail links to central London. Junction 8/9 of the M4 Motorway is approximately a 1.5-mile drive.

Terms

The ground floor retail unit is available To LET on a new lease, for a term to be agreed. The lease will be direct with the Landlord.
OR

The Freehold for the whole is available to purchase, subject to the following leases:
45a - Let on an AST until 12 August 2024, at £1,025 pcm
47a - Let on an AST until XX, at £820 pcm

Viewings

By prior arrangement with the agents.

Business Rates and Council Tax

The tenant will be responsible for paying Business Rates on the retail unit, directly to the Local Authority.
45a Queen Street - Council Tax Band A
47a Queen Street - Council Tax Band B

Legal Fees and VAT

Each party will be responsible for their own Legal Costs. All figures are quoted exclusive of VAT, which may be chargeable.



Viewing & Further Information



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