

TO LET

201 - 859 Sq.Ft. (18.67 - 79.8 Sq.M.)



96 Westborough Road, Maidenhead, Berkshire, SL6 4AS

RETAIL UNIT / CREATIVE SPACE

- Full Width & Height Glazed Frontage
- Potential To Subdivide
- Lock Up Garages To Rear
- Available To Let As A Whole Or In Part



Maidenhead
01628 771221

96 WESTBOROUGH ROAD, MAIDENHEAD, BERKSHIRE, SL6 4AS

Location & Description

The property is located 0.24 Miles to the West of Maidenhead Town Centre, in a predominately residential location within close proximity of J9b A404. The North Star Pub is located directly opposite.

A large Retail unit that can be subdivided, if required, into three self-contained smaller units. The Retail accommodation currently benefits from full-width and height glazed frontage with offices and stores to the rear.

If sub-divided, the smaller units would well suite a small workshop or creative space / medical, health and wellbeing type businesses (S.T.P.).

Externally to the rear of the plot there are 3 lock up garages, which can be leased with the accommodation to provide for car parking.

Floorplan available by request, the garages have not been measured.

Accommodation

	Sq.Ft.	Sq.M.
Retail Unit	378	35.12
Unit 1	201	18.67
Unit 2	280	26.01
Garage 1 - 3		0
TOTAL (GIA)	859	79.8

Rent / Terms

Retail Unit	£13,000
Unit 1	£5,500
Unit 2	£7,500
Garage	£150pcm (each) when leased with a Unit.

The above rents are per annum and exclusive of Business Rates, Service Charge (if split), Insurance and utilities, all of which the tenant is to be responsible for.

If the unit is to be split into smaller segments, it might be that the business rates, once assessed are not payable as the amount may fall below the threshold.

Available by way of a new effective full repairing and insuring lease(s) direct from the landlord, to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II amended.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

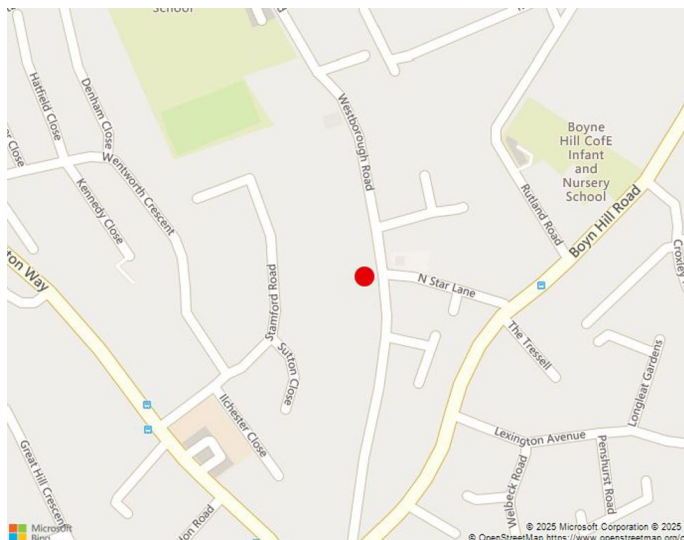
It is understood the property is NOT elected to pay VAT.

Energy Performance Rating

TBC

Viewing Arrangements:

Please contact sole agents for further information.



Mitchell Brooks
07818 117021
mitchell.brooks@kemptoncarr.co.uk



Luke Bennett
07385 467367
luke.bennett@kemptoncarr.co.uk

Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Kempton Carr Croft has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Kempton Carr Croft have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

**KEMPTON
CARR
CROFT**