



NEW SHOP and FLAT DEVELOPMENT at 94 / 96 HIGH STREET, MAIDENHEAD

Location

Maidenhead is a thriving Thames Valley commuter town that with the pending introduction of Crossrail will only intensify popularity and demand. This new Development will provide accommodation for a retailer, or alternative Ground Floor user (subject to planning), once occupation is provided prior to Xmas 2017 trading, adjoining Barclays Bank and opposite an entrance to Nicholson Walk Shopping Centre.

Accommodation

The Ground Floor will provide a lock up shop in Developers shell format with services included, ready for handover and a tenants shop fit. The new construction will provide an imposing:

Frontage	–	36'	3.34sq.m
Ground Floor	–	2,398sq.ft	222.78sq.m

** The Premises could be split to provide 2 self-contained Ground Floor shop units, depending on prospective tenant demand**

Lease

A new Full Repairing and Insuring Lease is available for a term by arrangement subject to 5 yearly upward only rent reviews, contracted inside the security provisions of the Landlord and Tenant Act 1954

Rent

Upon Application

Costs

Each party to be responsible for their own professional costs incurred

EPC Rating

An Energy Performance Certificate will be made available upon construction of the building

Floor Plans

Available upon application to: **RUSSELL LEWIS**

Russell@russellewis.co.uk

020 8 9531412

07768 00 7474

Head Office
20 Fitzroy Square
London W1T 6EJ

Regional Office
The Kinetic Business Centre
Borehamwood
Hertfordshire
WD6 4PJ