

## SHOP TO LET

### 98 HIGH STREET, MAIDENHEAD SL6 1PT

The property is located in a prominent location on the north side of the High Street close to the Nicholsons Shopping Centre. Wilkinsons, Specsavers, Ernest Jones and the Post Office are in the immediate vicinity.

Description	The premises comprise ground and first floor.
Gross frontage	14 ft. / 4.27 m.
Return frontage	3 ft. / 0.91 m.
Internal width	12 ft. 6 ins / 3.81 m.
Shop depth	66 ft. / 20.12 m.
Ground floor area	813 sq.ft. / 75.33 sq.m.
First floor	75 sq.ft. / 6.97 sq.m.
First – Sublet	234 sq. ft. / 21.74 sq.m.
LEASE	To be agreed.
RENTAL	£38,500 p.a. to include the rent from the subletting at £5,500 p.a.
RATEABLE VALUE	£26,750
LEGAL COSTS	Each side to bear their own legal costs.
VIEWING	By appointment.

### SUBJECT TO CONTRACT



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