



DRAKE
& COMPANY

180 Piccadilly
London
W1J 9HF

020 7495 7500

PRIME SHOP TO LET ON NEW LEASE



MAIDENHEAD

**100-102 HIGH STREET
BERKS
SL6 1DT**

- **Excellent multiple location**
- **1,575 sq ft shop premises**
- **To let on new lease**
- **£50,000 pa exc**

LOCATION

The premises occupy an excellent multiple position in the heart of Maidenhead town centre within yards of one of the main entrances to Nicholson's Shopping Centre. In the same parade are 99p Stores, Jessops, Post Office, Wilkinsons, and Costa Coffee, opposite are Specsavers, Bon Marche, Bet Fred, Lakes and multiples close by include Marks & Spencer, Boots, McDonald's etc..

The developer ING has signed an agreement with the Royal Borough for a £152M project designed to put the town into the top 100 shopping destinations in the country.

PROPERTY

The available premises comprise ground, first and basement levels and consist of two intercommunicating shop units providing the following approx. areas & dimensions:-

Gross Frontage	27 ft	(8.2 m)
Internal width	25 ft 8 ins	(7.8 m)
Max built depth	70 ft	(21.3 m)
Ground Floor Sales	1372 sq ft	(127 sq m)
Ground Floor Stock	<u>203 sq ft</u>	<u>(18.8 sq m)</u>
Total ground floor	1575 sq ft	(145.8 sq m)
First Floor Sales	466 sq ft	(43.3 sqm)
First Floor Office	123 sq ft	(11.4 sq m)
Basement Storage	250 sq ft	(23.2 sq m)
Ceiling height	7 ft 7 in	(2.3 m)

The premises have the benefit of rear servicing facilities.

THE PROPERTY CONTINUED

Additionally above 98 High Street on the first floor is a small trading area of approximately 230 sq ft and this area intercommunicates with the first floor above 100/102 High Street. A separate lease is held and further information is available on request.

TERMS

The property is available on a new 15 year full repairing and insuring lease with provision for upward only rent reviews every 5 years.

RENT

£50,000 per annum exclusive of rates.

RATES

We are verbally advised by the Local Rating Authority that the premises have a Rateable Value of £33,750 and that the business rates payable are £14,613.75 (2011). Interested parties are advised to verify these figures with the Business Rates section of the The Royal Borough of Windsor and Maidenhead (Tel: 01628 683 800)

FURTHER INFORMATION

For further information / viewing please contact Clive Drake of sole agents Drake & Company on 020 7495 7500 or clive@drakeproperty.co.uk .

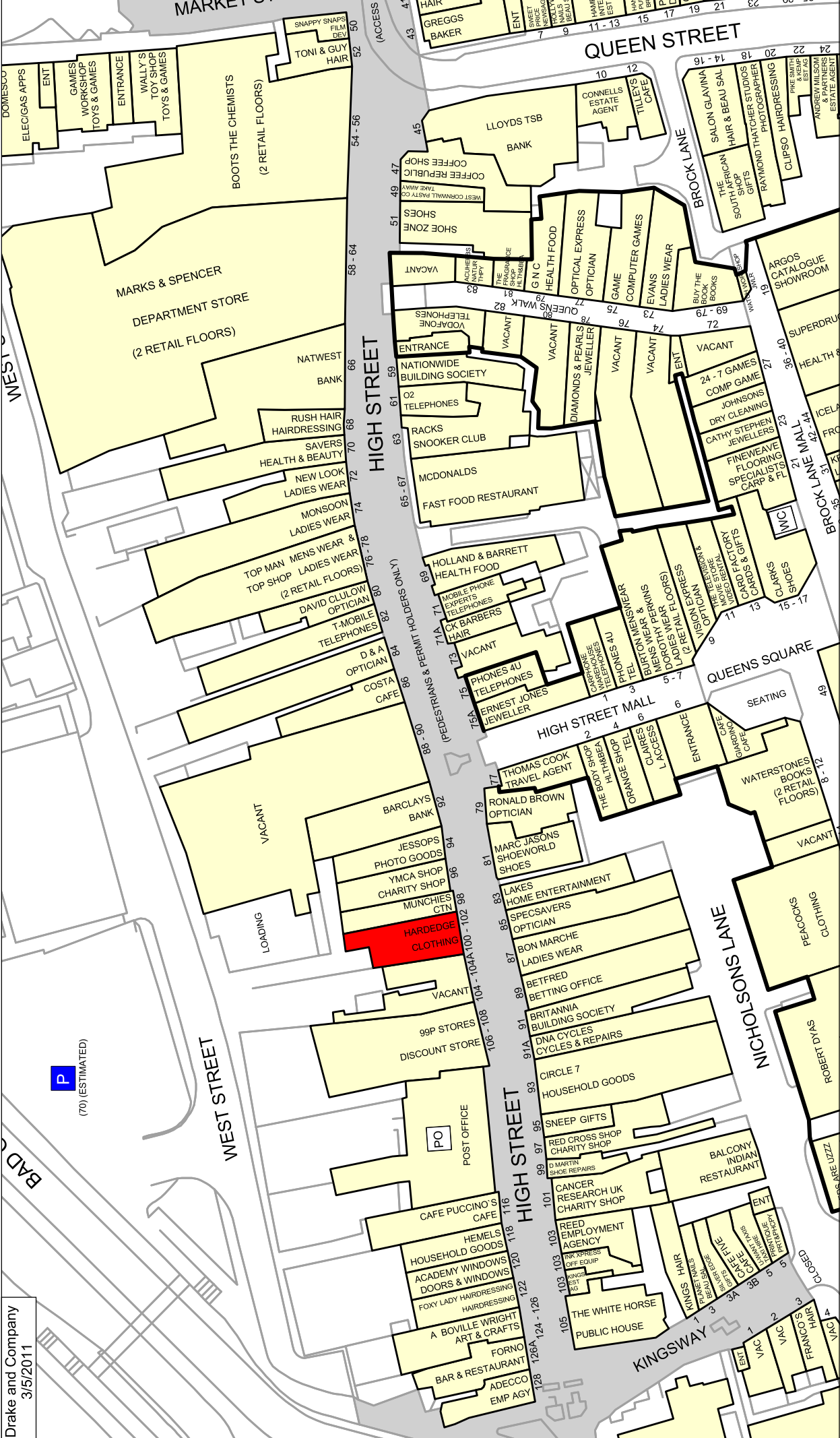
Misrepresentation Act 1967.

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or

otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

- (3) The Vendor does not make or give and neither Drake & Company nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.



COPYRIGHT AND CONFIDENTIALITY NOTICE
 2010 Experian Ltd All Rights Reserved
 This product includes mapping data licensed from Ordnance Survey © Crown Copyright 2010. Licence number PU 100017316.

 For full terms & copyright conditions visit www.goadplans.co.uk

For more information on our products and services:

www.goadplans.co.uk
 0845 6016011
goad.sales@uk.experian.com