

TO LET Retail Unit Maidenhead

Providence Place
Maidenhead, SL6 8AG

Key information

- Ground floor retail and upper floor commercial space
- Town Centre location
- Adjacent to Sainsbury's foodstore
- 5 units
- Planning – Use Class E



Contact

Ella Traynor – 07958 028582
ella.traynor@rapleys.com

Rob Fraser – 07894 605 513
rob.fraser@rapleys.com

Sainsbury's



Location

Maidenhead is a market town in Berkshire on the river Thames 27 miles west of Charing Cross and 13 miles north-east of Reading.

The units are located a short walk away from Maidenhead High Street outside the Sainsbury's Supermarket, also close by is large amounts of parking. Other occupiers includes Marks & Spencer, Boots, Sports Direct, Pizza Express and Caffè Nero.

Accommodation

There are 5 units within the Northern Rotunda providing the following approximate internal floor areas:-

Floor	Sq m	Sq ft
Ground	48.0	517
Mezzanine	81.0	872
Second	103.0	1109
Third	107.3	1155
Fourth	103	1109
Fifth	107.3	1155

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

Available on request.

Tenure

Floor	Quoting Rent
Ground	£30,000 per annum
Second	£10,000 per annum
Third	£10,000 per annum
Fourth	£10,000 per annum
Fifth	£10,000 per annum

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of a new lease on terms to be agreed. Lease to be excluded from security provisions of the Landlord & Tenant Act 1954.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Business Rates

We are advised that the Business Rates are as follows:

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole letting agent only.

Identity Checks/AML

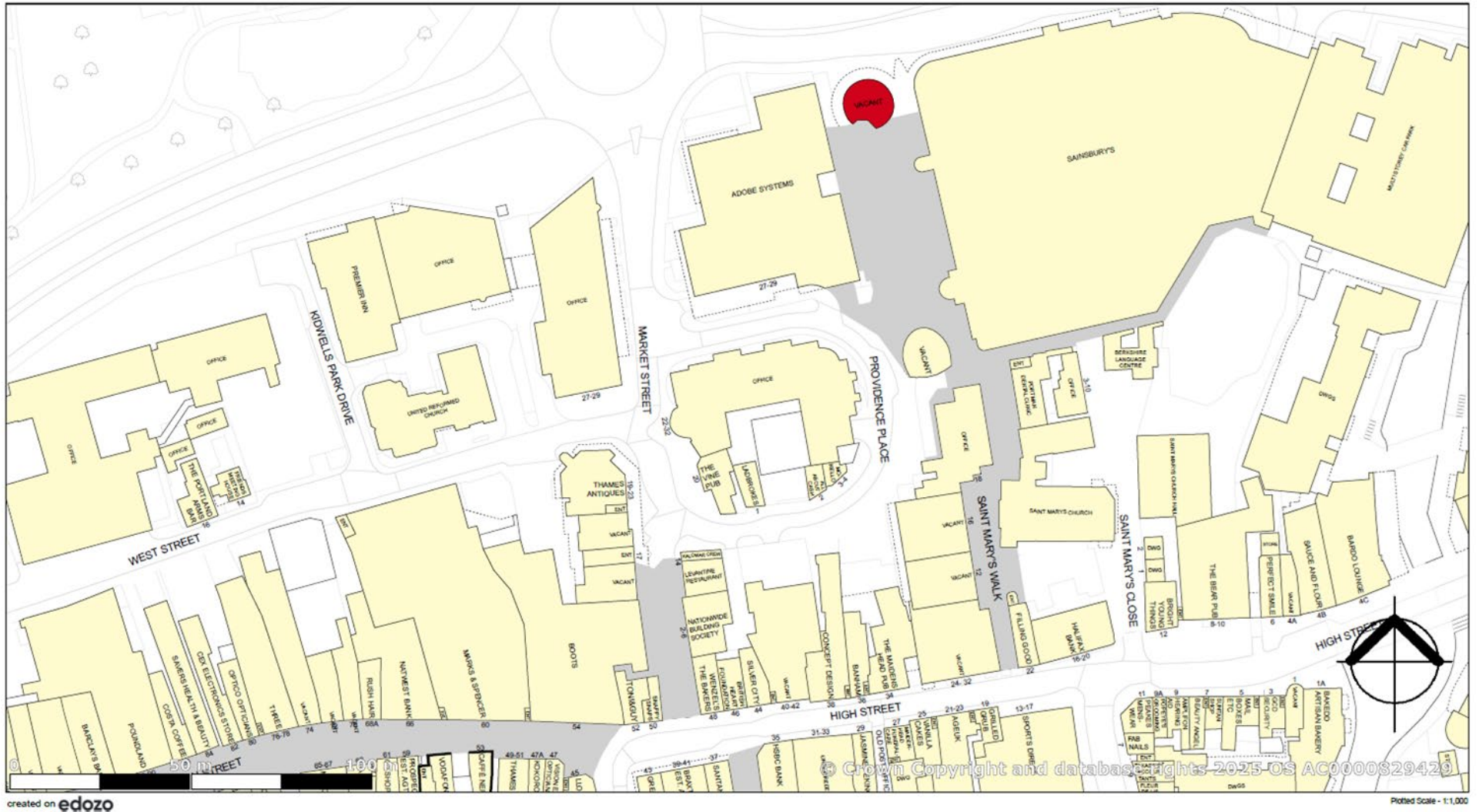
The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

[Sainsbury's Property Disposals](#)

Providence Place, North Rotunda



Ella Traynor
07958 028582
ella.traynor@rapleys.com



Rob Fraser
07894 605513
rob.fraser@rapleys.com



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0370 777 6292

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