

Sainsbury's

TO LET Retail Unit Maidenhead

The South Rotunda, Providence
Place, Maidenhead
SL6 8AG

Key information

- Prime retail unit adjacent to Sainsbury's Supermarket
- Return glazed frontage
- Planning Use Class E
- Size – 1,315 sq ft
- Quoting rent £50,000 per annum



Contact

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Location

The unit is located directly outside the Sainsbury's Supermarket on Providence Place, a pedestrianised pitch is short walk away from Maidenhead High Street. Within the store is an Argos and Lloyds Pharmacy.

National occupiers in the vicinity include: **Boots, Marks and Spencer, Sportsdirect** to name but a few. Close by there is a large amount of town centre parking with a 700 space multistorey and the 300 spaces for the Sainsburys food store. There is also a strong office population nearby.

Accommodation

The subject premises are arranged over ground, floor providing the following approximate internal floor areas:-

Floor	Sq m	Sq ft
Ground	122.2	1,315

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.

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 sublease with terms to be agreed. The lease will be excluded from the security provisions of the Landlord and Tenant Act 1954.

Rent

Quoting Rent £50,000 per annum.

Business Rates

We are advised that the Business Rates are as

Business Rates	£21,500
UBR	£0.499
Rates Payable	£10,728.50

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.

Energy Performance Rating

Energy Performance Asset Rating B-35. Please make contact for further details. A certificate can be made available.

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.

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.

Viewing

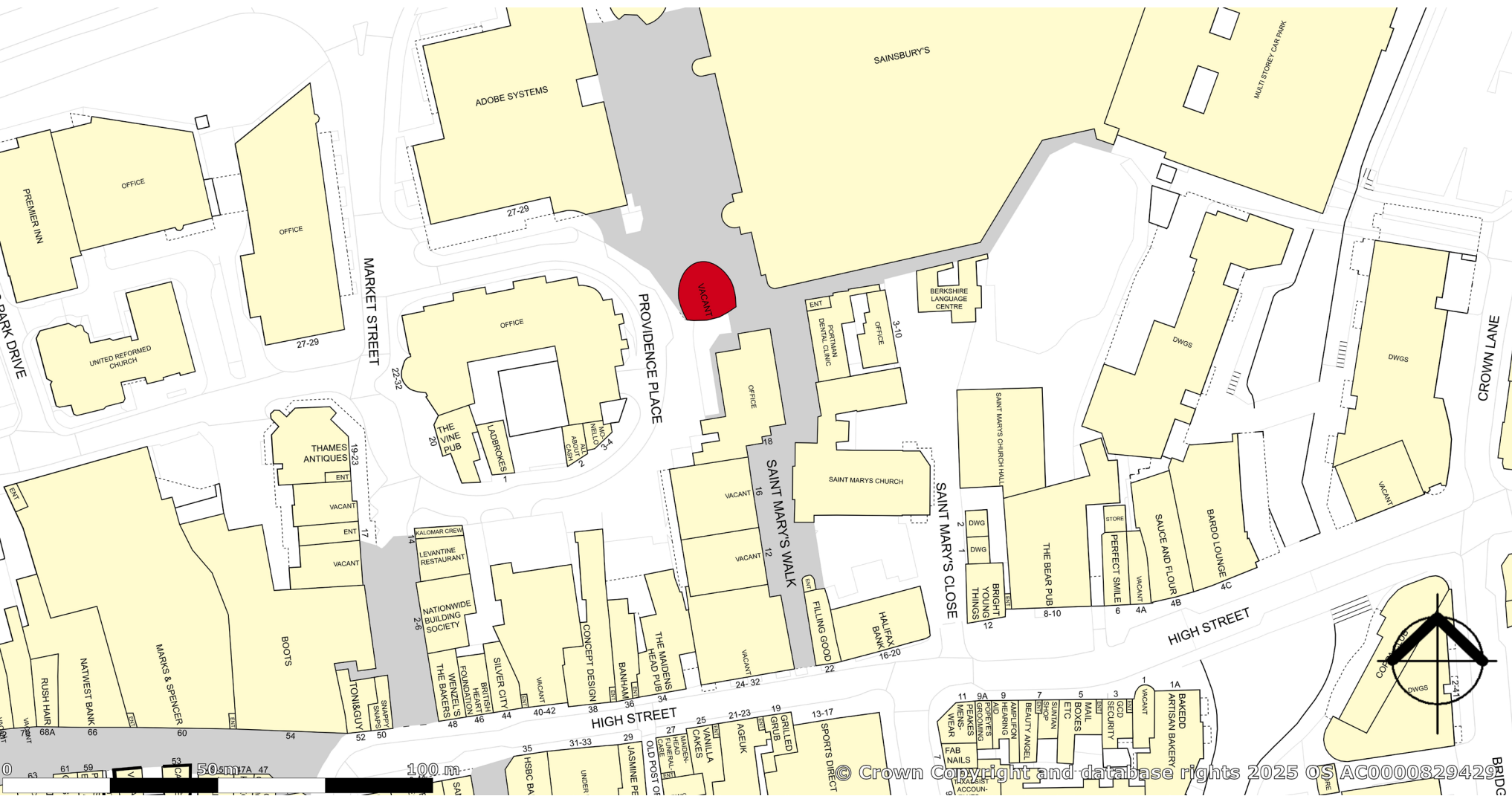
Strictly via the sole letting agent only.

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

Location Plan



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