

TOWN CENTRE RETAIL/RESTAURANT/ CAFÉ PREMISE - TO LET



1,378Sq.Ft. **(128.02**Sq.M.) approx N.I.A.

Teapot Café

New Market

King Street

Maidenhead

Berkshire

SL6 1DS

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is within Maidenhead Town Centre and easy walking distance of Maidenhead mainline railway station, which provides regular and fast services to London Paddington, with the added benefit of the Elizabeth-Line.

Junctions 8/9 of the M4 Motorway can be found within approx one-mile, which links to the wider Motorway Network. For navigation using a Sat-Nav please use postcode SL6 1PA

Description

The accommodation can be found at ground floor level, offering open-plan space, currently configured to offer restaurant/café seating, with galleried kitchen and food storage area. To the rear of the accommodation there are male and female toilets.

The property is well presented and further benefits from full width glazed frontage and prominent branding to Frascati Way.

Terms

A new effect Full, Repairing and Insuring Lease is available direct from the Landlord on terms to be agreed.

Rent: £38,000 pax

The rent is exclusive of business rates, insurance and utilities, and may be subject to VAT.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £10,250

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Amenities

- Full Width Glazed Frontage
- Open Plan Accommodation
- Galleried Kitchen
- Male & Female Toilets

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Energy Performance Rating

TBC



Viewing and further information



PROPERTY CONSULTANTS

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