

# TO LET RETAIL UNIT

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Established 1712

E Sargeant & Son

120 High Street  
Maidenhead  
Berkshire  
SL6 1PT

982 SQ FT (91.23 SQ M)  
APPROX. NIA



# BE A PART OF MAIDENHEAD'S TRANSFORMATION

The regeneration of Maidenhead is well underway. The opening of the Elizabeth Line allows for faster connectivity across London. Large development projects such as Waterside Quarter and Watermark have completed, One Maidenhead and Tempo will follow by the end of the year, and plans are progressing for the new Nicholson Quarter.

120 High Street is positioned on the pedestrianised section of the High Street, close to the Nicholsons Shopping Centre.

Key occupiers currently include M&S, Boots, Costa, Tesco Express, Specsavers, Savers, O2, Three and McDonald's.

M&S

Boots

TESCO  
express

H&B

savers  
HEALTH HOME BEAUTY

COSTA

Specsavers

McDonald's

Clarks

O<sub>2</sub>

Three

CeX

# PROPERTY DETAILS

The ground floor unit benefits from a retail frontage on the pedestrianised High Street (seating license to be arranged with the Council), as well as access at the rear of the property on West Street, opposite West Street Car Park.

## SIZE (APPROX. NIA)

982 sq ft (91.23 sq m)

## RENT

Available upon request

## BUSINESS RATES

Current rateable value: £16,000

Rates payable: £7,984

## CLASS

Class E Use

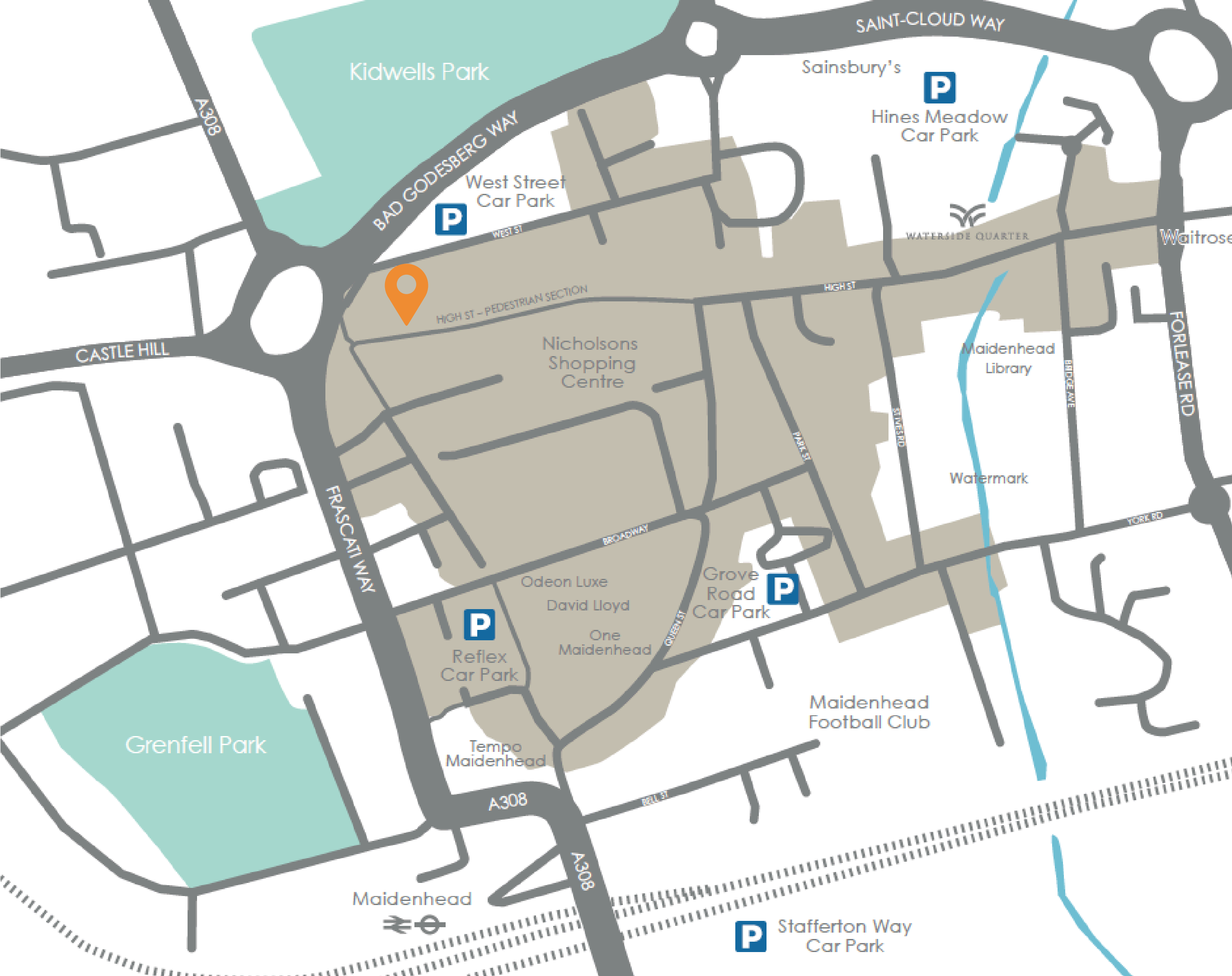
## EPC

C (69)

## LEASE

Available on a new lease, direct from the landlords on a term to be agreed by negotiation.





Reading 14 minutes	Maidenhead
Maidenhead	Marlow 5.7 miles
Slough 8 minutes	Windsor 6.8 miles
Heathrow T2 & 3 32 minutes	Henley-on-Thames 9.2 miles
Paddington 36 minutes	Heathrow Airport 13 miles
London Liverpool Street 47 minutes	Westfield London 26.5 miles
Canary Wharf 54 minutes	Gatwick Airport 52.2 miles

Elizabeth train times to destinations based on leaving Maidenhead Westbound at 07:41 and Eastbound at 07:37, Monday to Friday, valid from Sunday 10 December 2023 to Saturday 1 June 2024.



2.5 MILES TO J8/9 OF M4



0.5 MILES TO MAIDENHEAD TRAIN STATION



13 MILES TO HEATHROW AIRPORT



30 MILES FROM CENTRAL LONDON

P  
(70) (ESTIMATED)

WEST STREET

HIGH STREET

HIGH STREET

KINGSWAY

NICHOLSONS LANE

HIGH STREET MALL

QUEEN'S SQUARE

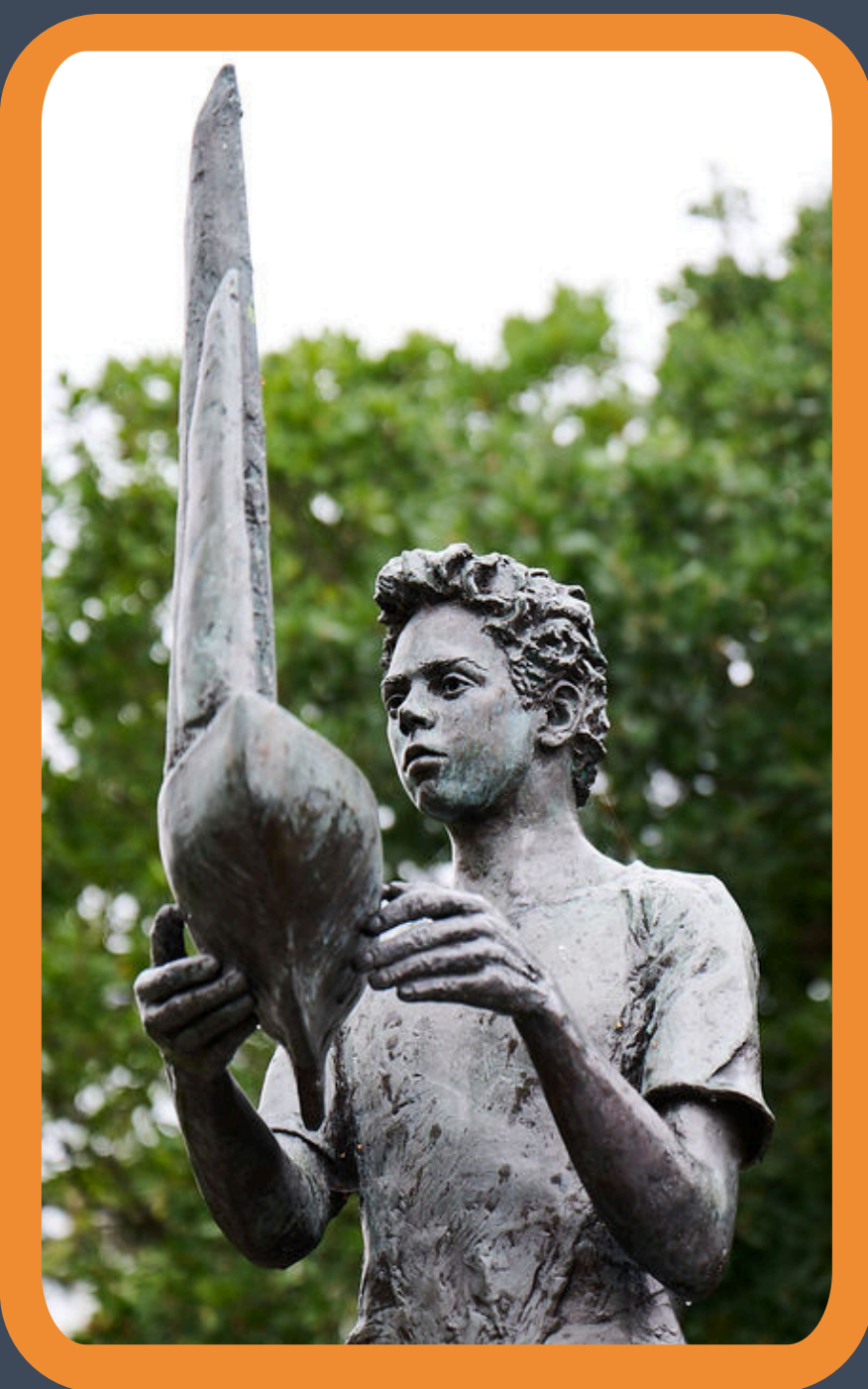
BROCK LANE MALL

BROCK LANE

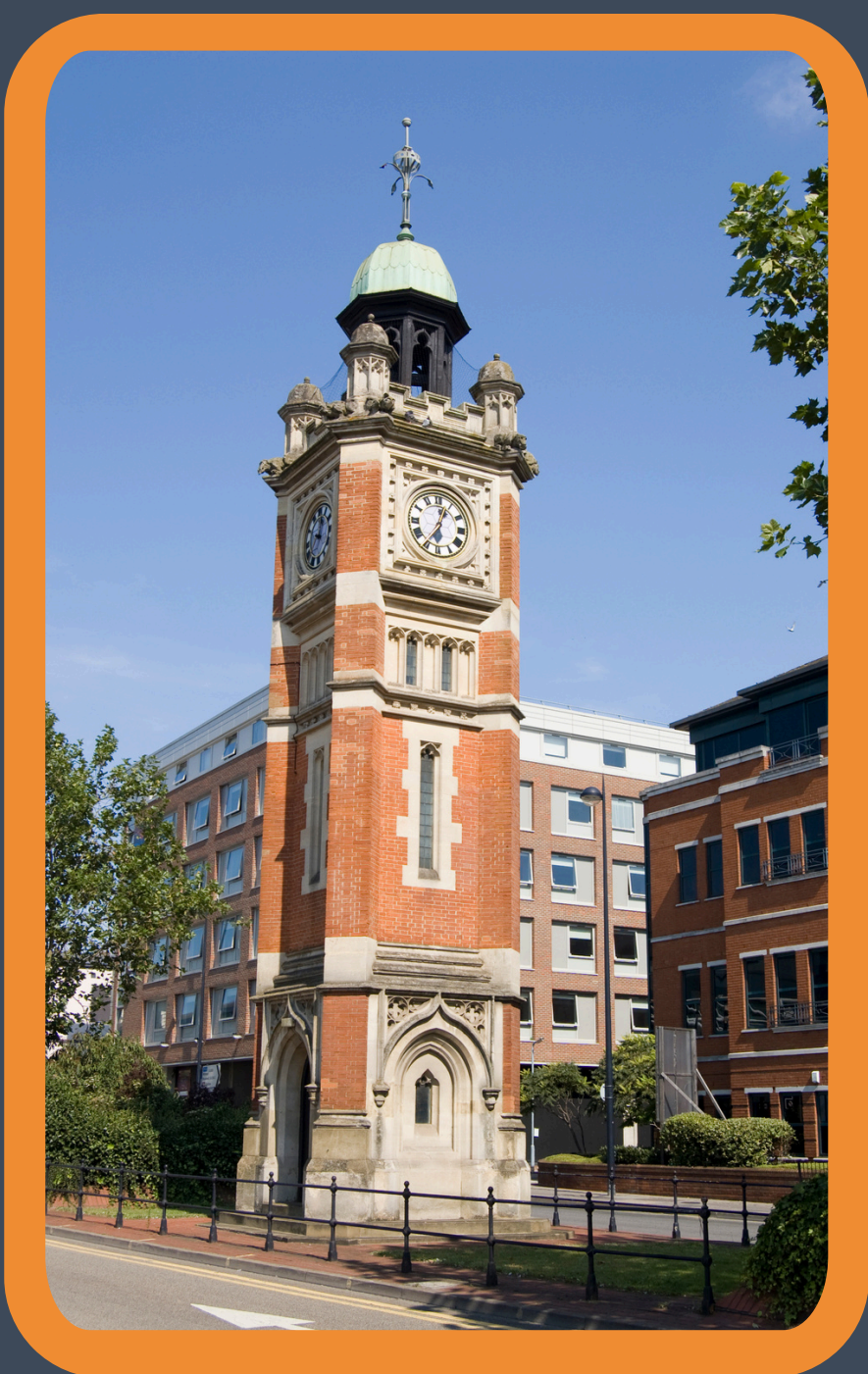
QUEEN STREET

TOWN ROAD





  
 20 MINUTE DRIVE TIME  
 CATCHMENT OF 258,000



  
 100 MINUTE DWELL  
 TIME ON AVERAGE



AVERAGE OF 29,100  
 VISITS PER DAY

# GET IN TOUCH



**JAMES EMES**

01628 439006

[j.emes@pagehardyharris.co.uk](mailto:j.emes@pagehardyharris.co.uk)

**SOPHIE HOLMES**

07763 565056

[sophie@pagehardyharris.co.uk](mailto:sophie@pagehardyharris.co.uk)

Owned and managed by:

**SORBON**  
ESTATES

For further information or to arrange an inspection please contact our agents.

Data source: Visitor Insights 1st Jan - 31st Dec 2023

Misrepresentation clause. These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. The information is compiled and given in good faith but without any responsibility whatsoever. Intending purchasers or tenants should not rely on them as statements or representations of fact. June 2024.