

Indicative CGI

# PRIME RETAIL UNIT TO LET

88 HIGH STREET  
MAIDENHEAD  
SL6 1PT

698 SQ FT (64.84 SQ M)







# 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.

88 High Street (former Wilko premises which has been split into smaller units) occupies a prime position on the pedestrianised section of the High Street directly opposite the entrance to Nicholson's Shopping Centre and adjacent to Costa and Barclays Bank.

Key occupiers currently include Card Factory, Boots, Costa, Tesco Express, Specsavers, Savers, O2, Three and McDonald's.

cardfactory

Boots

TESCO  
express

H&B

savers  
HEALTH HOME BEAUTY

COSTA

Specsavers

McDonald's

Clarks

O<sub>2</sub>

Three

Cex



# PROPERTY DETAILS

88-90 High Street has undergone a comprehensive refurbishment, including the subdivision of the former retail space to create three modern units, an enhanced and sympathetic new frontage, and six new residential apartments above. The larger unit at No. 90 is now let to Card Factory, while the remaining unit at No. 88 offers an excellent opportunity for an incoming retailer to establish themselves in a prime High Street location.

## SIZE

698 sq ft

## RENT

£37,500 +VAT pa

## BUSINESS RATES

TBC

## CLASS

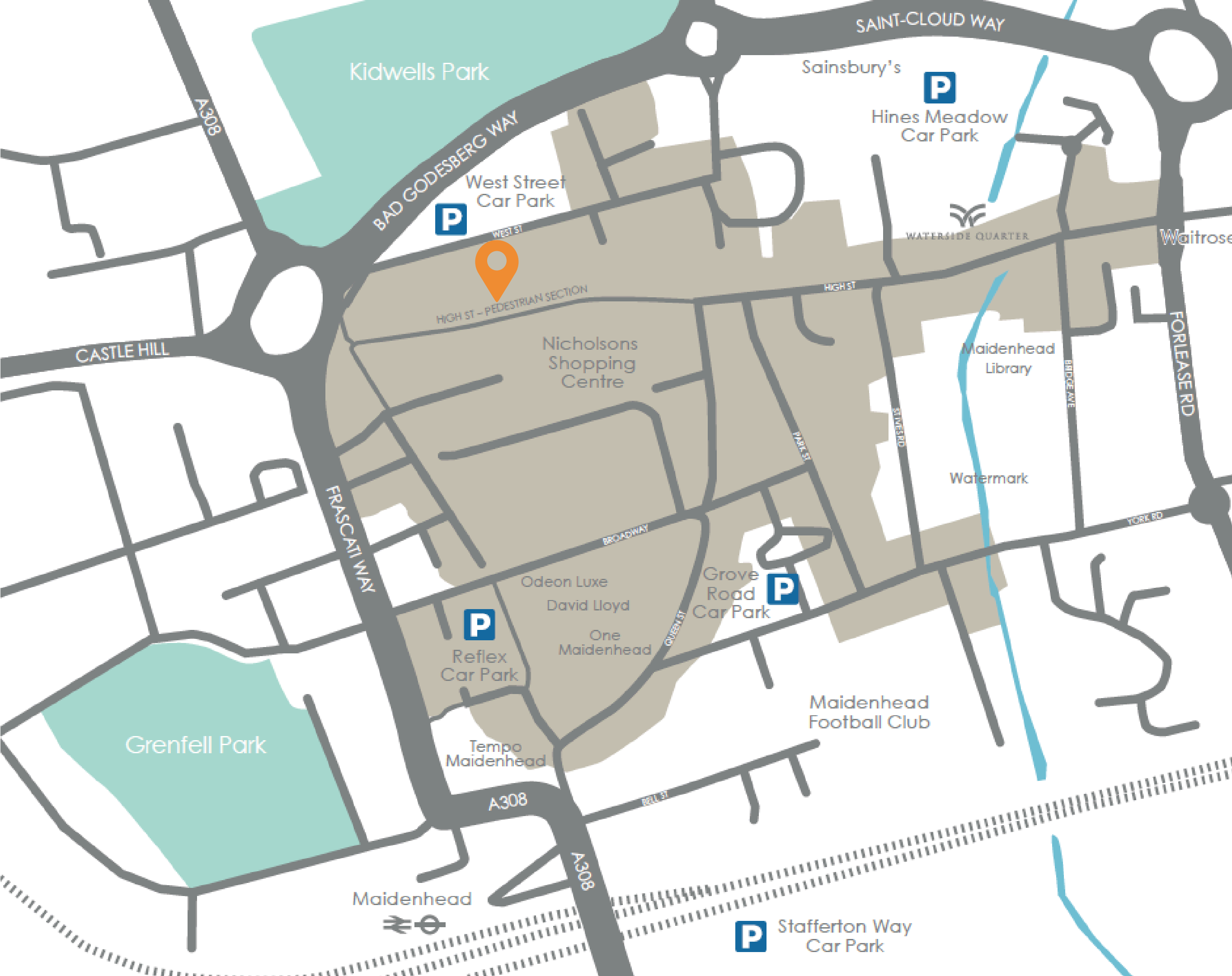
Class E Use

## LEASE

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



GROUND FLOOR



Reading 14 minutes	
Maidenhead	
Slough 8 minutes	
Heathrow T2 & 3 32 minutes	
Paddington 36 minutes	
London Liverpool Street 47 minutes	
Canary Wharf 54 minutes	

Maidenhead	
Marlow 5.7 miles	
Windsor 6.8 miles	
Henley-on-Thames 9.2 miles	
Heathrow Airport 13 miles	
Westfield London 26.5 miles	
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



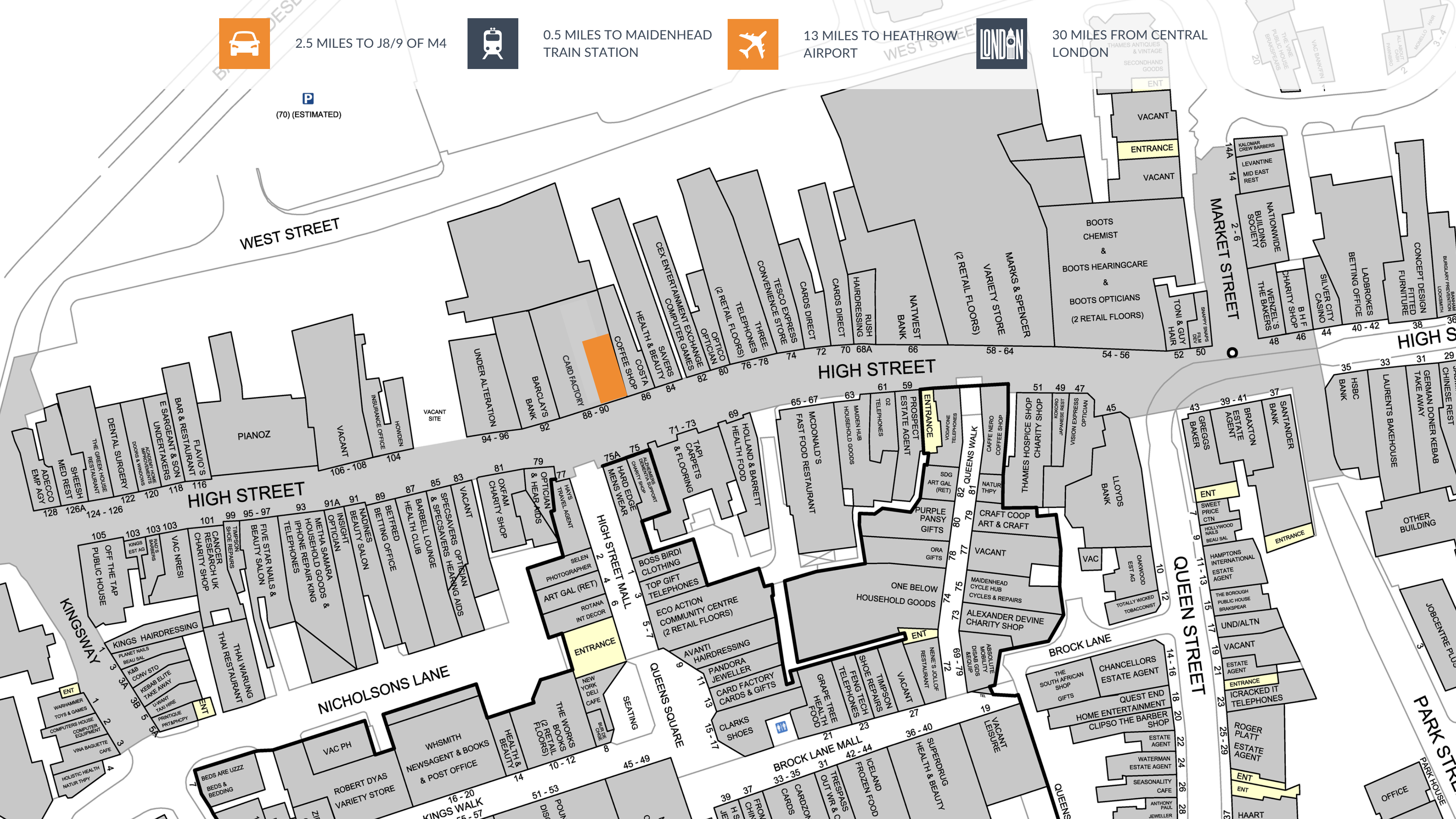
13 MILES TO HEATHROW  
AIRPORT



30 MILES FROM CENTRAL  
LONDON



(70) (ESTIMATED)







20 MINUTE DRIVE TIME  
CATCHMENT OF 234,000



AVERAGE OF 30,800  
VISITS PER DAY



103 MINUTE DWELL  
TIME ON AVERAGE





# GET IN TOUCH



DAMIAN SUMNER

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MITCHELL BROOKS

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Owned and managed by:



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

Data source: Visitor Insights 1st Jan - 31st Dec 2024

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