



2 Orchard House

High Street, Cookham, SL6 9SJ

GROUND FLOOR RETAIL UNIT

410 sq ft
(38.09 sq m)

- Busy High Street location
- Electric heating
- Store/Office to the rear
- Tea point and WC facilities
- Suitable for a variety of uses
- **NO TAKEAWAY / COOKING USES**

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Summary

Available Size	410 sq ft
Rent	£14,000 per annum Plus VAT
Rates Payable	£5,364.25 per annum Based on April 2023 valuation. Small Business rates may apply.
Rateable Value	£10,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (83)

Description

Located on the busy main High Street in Cookham, Orchard House comprises a ground floor retail unit which is currently vacant.

The main sales area of the shop has a good ceiling height with a track and spot lighting system in place, electric heating and a lino style flooring. There is a store/office to the rear of the main sales area with a small tea point and WC further beyond.

Location

Cookham is an affluent Thames side village situated close to Marlow and in between Bourne End and Maidenhead. The High Street offers a vibrant and attractive location with a variety of independent retailers, art galleries, quality pubs and restaurants, including the Stanley Spencer Gallery, Bel and the Dragon, The Kings Arms, Maliks and The Ferry.

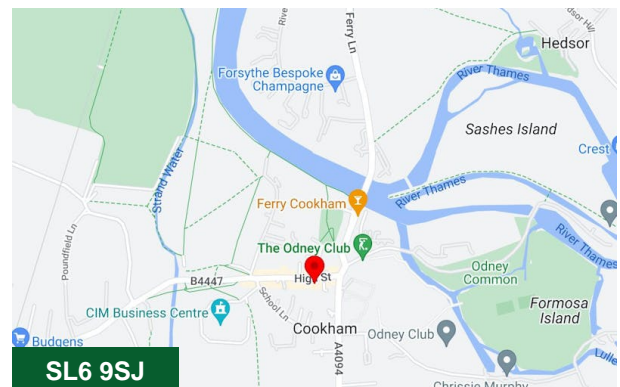
The largest closest town would be Maidenhead which is only 4 miles away. Cookham train station is within walking distance and provides easy access to Maidenhead and Marlow. The A404(M) and the M4 and M40 Motorway networks provides easy vehicular access and are all within close proximity.

Terms

A new lease is available direct from the landlord on terms to be agreed.

Money Laundering Regulations

Money laundering Regulations require Chandler Garvey to conduct checks upon all tenants. Prospective tenants will need to provide proof of identity and residence.



Viewing & Further Information



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