



1 Orchard House

High Street, Cookham, SL6 9SJ

GROUND & PART 1ST FLOOR RETAIL UNIT

755 sq ft
(70.14 sq m)

- High Street location
- Electric heating
- Store/Office to the side and above
- Suitable for a variety of uses
- **NO TAKEAWAY / COOKING USES**

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Summary

Available Size	755 sq ft
Rent	£15,000 per annum Plus VAT
Rateable Value	£11,000 Based on April 2023 valuation. 100% Small Business rates relief will apply.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Description

Located on the main High Street in Cookham, Orchard House comprises a ground floor and part 1st floor retail unit. The property is currently let to Deborah Egan as a permanent make-up clinic and hairdressing salon. The unit is fitted to a high standard and some of the fixtures and fittings can be left in-situ (price to be agreed with the tenant).

The unit comprises a ground floor retailing area with small reception, 5 x hair stations, 3 x hair wash stations and a WC at the rear of the shop. Internally connected, and to the side of the shop there is access to a separate office, with stairs leading up to a clinic/treatment room.

The ground floor is open and divided by a couple of temporary hanging panels splitting the space. The shop is part-tiled / part-carpeted, light fittings, various work stations, mirrors and plumbed in hair wash stations at the rear.

The 1st floor room is set up as a treatment room for the permanent makeup with lino flooring, plastered ceilings with recessed spot lighting, fitted units and a small sink unit.

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.

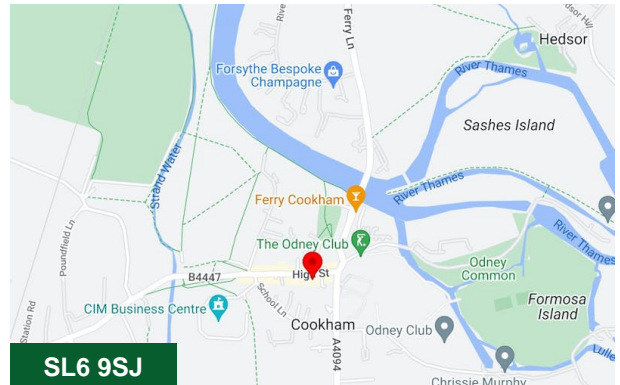
The largest closest town would be Maidenhead which is only 4 miles away. Cookham train station is within walking distance and provides easy access to Maidenhead and Marlow. The A404(M) and the M4 and M40 Motorway networks provides easy vehicular access and are all within close proximity.

Terms

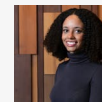
A new lease is available direct from the landlord on terms to be agreed.

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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