

PRIME 7,500 SQ FT TOWN CENTRE CLUB PREMISES TO LET MAIDENHEAD – 2AM LICENCE



SNOOKER & POOL BAR, UPPER PARTS 63 - 67 HIGH STREET, MAIDENHEAD, SL6 1JT

- Fronts busy, high-footfall pitch, surrounded by predominantly nationwide retailers
- Extensive, largely open plan trading area at first floor
- Licenced to sell alcohol from 11:00am until 2:00am on Thursday to Saturday
- Available by way of a new 5 - 15 year lease, all terms to be negotiated
- 3 metre floor to ceiling height at first floor, may suit experiential concepts, bar/restaurant, nightclub and other uses (subject to obtaining the necessary consents)

STREET VIEW

NEW LEASE – NIL PREMIUM

SEEKING RENTAL OFFERS IN EXCESS OF £75,000+VAT PER ANNUM

SUBJECT TO CONTRACT & VACANT POSSESSION Sole Letting Rights

CounL462

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Location

The property lies within the Royal Borough of Windsor & Maidenhead, approximately 19 kilometres (12 miles) north-east of Reading and 40 kilometres (25 miles) west of central London. It occupies a prominent position in the heart of Maidenhead town centre, fronting Maidenhead High Street at its junction with White Hart Road. The surrounding area is home to a strong mix of national retailers, contributing to a vibrant commercial environment.

Notable nearby occupiers include McDonald's, Three, O2, NatWest, Costa Coffee, Caffè Nero, Vodafone, Tesco, Rush Hair, Holland & Barrett, Marks & Spencer, Boots, Greggs, HSBC, German Doner Kebab, Nationwide, Santander, Lloyds Bank, and Ladbrokes.

Maidenhead Railway Station, served by both Great Western Railway and the Elizabeth Line, is located approximately 450 metres to the south-west. It offers frequent services to Reading, with a journey time of around 15 minutes, and direct trains to central London (Bond Street Station), taking approximately 50 minutes.

A location plan is attached.

Description

The premises are currently in use as a Snooker and Pool Club and occupy the first and second floors of a highly prominent corner property in Maidenhead town centre. Access is provided via a dedicated stairwell directly off the High Street.

The first floor is predominantly open plan and features a bar servery, customer WCs to the rear, and a small kitchen. The second floor offers additional trading space along with ancillary storage areas and an office.

A set of floor plans are attached.

We have been advised that the approximate gross internal areas are as follows:-

First floor	496.0 sq m (5,336 sq ft)
Second floor	200.6 sq m (2,159 sq ft)
Total	696.6 sq m (7,498 sq ft)

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Licensing

The property benefits from a Premises Licence which permits the sale of alcohol from 12 noon until 10:30pm on Sunday, from 11:00am until 11:00pm on Monday to Wednesday and from 11:00am until 2:00am on Thursday to Saturday. The premises licence also permits the following activities:- indoor sporting events, playing of recorded music and late night refreshment.

Rating Assessment

The property is listed as a 'Club and Premises' with a rateable value of £32,500, with effect from 1st April 2023.

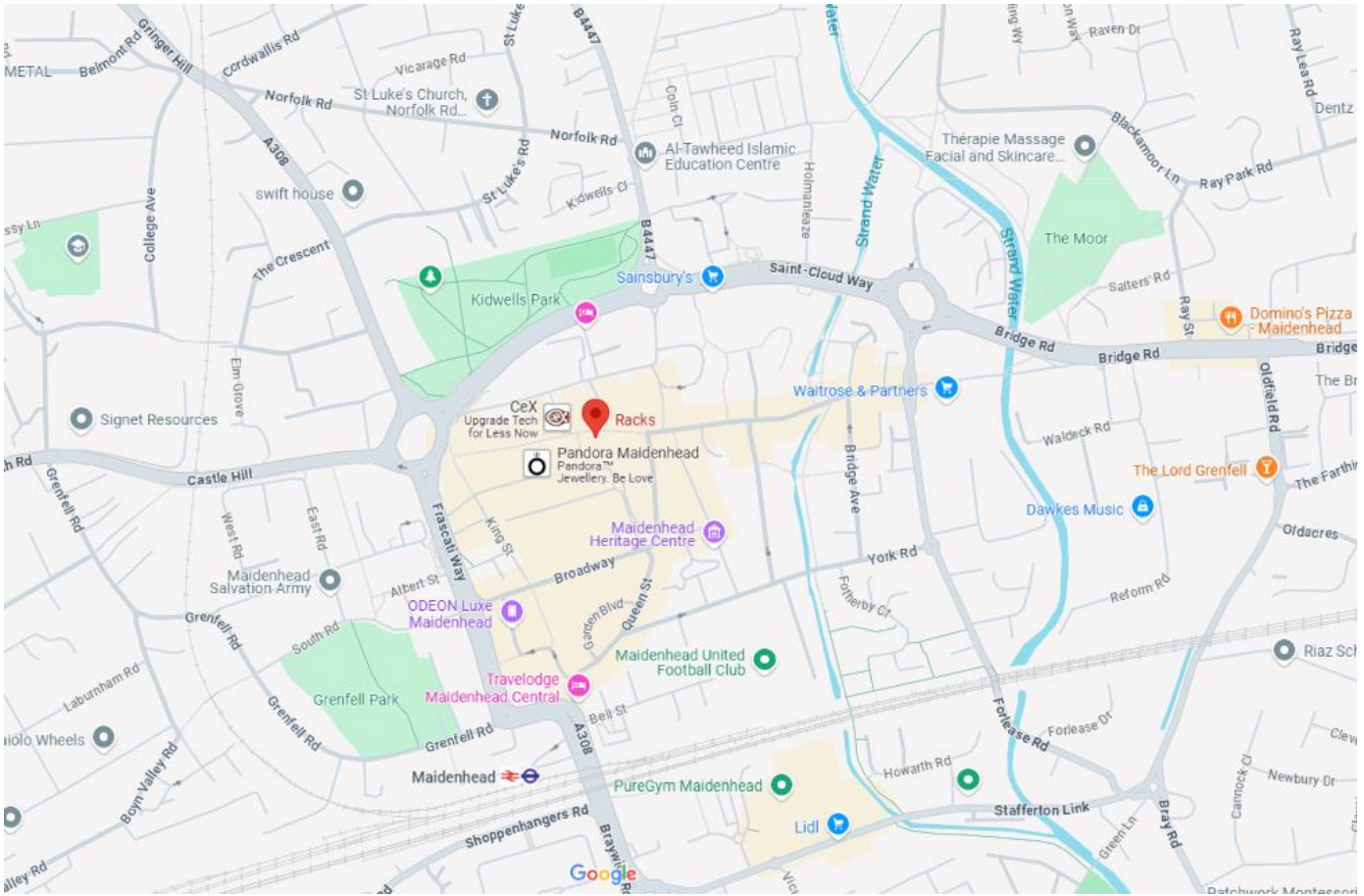
Basis of Letting

Available by way of a new 5 to 15 year lease, all terms to be negotiated, (VAT may be payable in addition to the rent). Subject to contract and subject to vacant possession being, likely to be in September 2025. Seeking rental offers in excess of £75,000+VAT per annum.

Viewings & Further Information

The business is currently open and trading, a discreet customer inspection is strongly recommended in the first instance, for further information or to arrange a viewing, please contact Panayiotis Themistocli on either Tel: 07973 856 232 or Email: panayiotis.themistocli@agg.uk.com.

Location Plan



Source: Google Maps. Not to scale - Provided for indicative purposes

EPC

A The property has an EPC rating of 'D – 79', extract below.

1ST & 2ND FLOOR 63-67 High Street MAIDENHEAD SL6 1UT		Energy rating <div style="border: 1px solid black; padding: 5px; font-size: 2em; font-weight: bold; text-align: center;">D</div>
Valid until	Certificate number	
14 August 2032	2879-1181-5610-1861-9818	

Property type	General Assembly and Leisure, Night Clubs, and Theatres
Total floor area	697 square metres

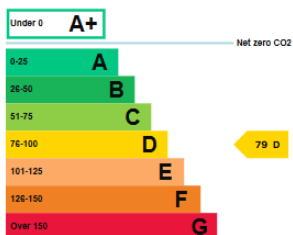
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

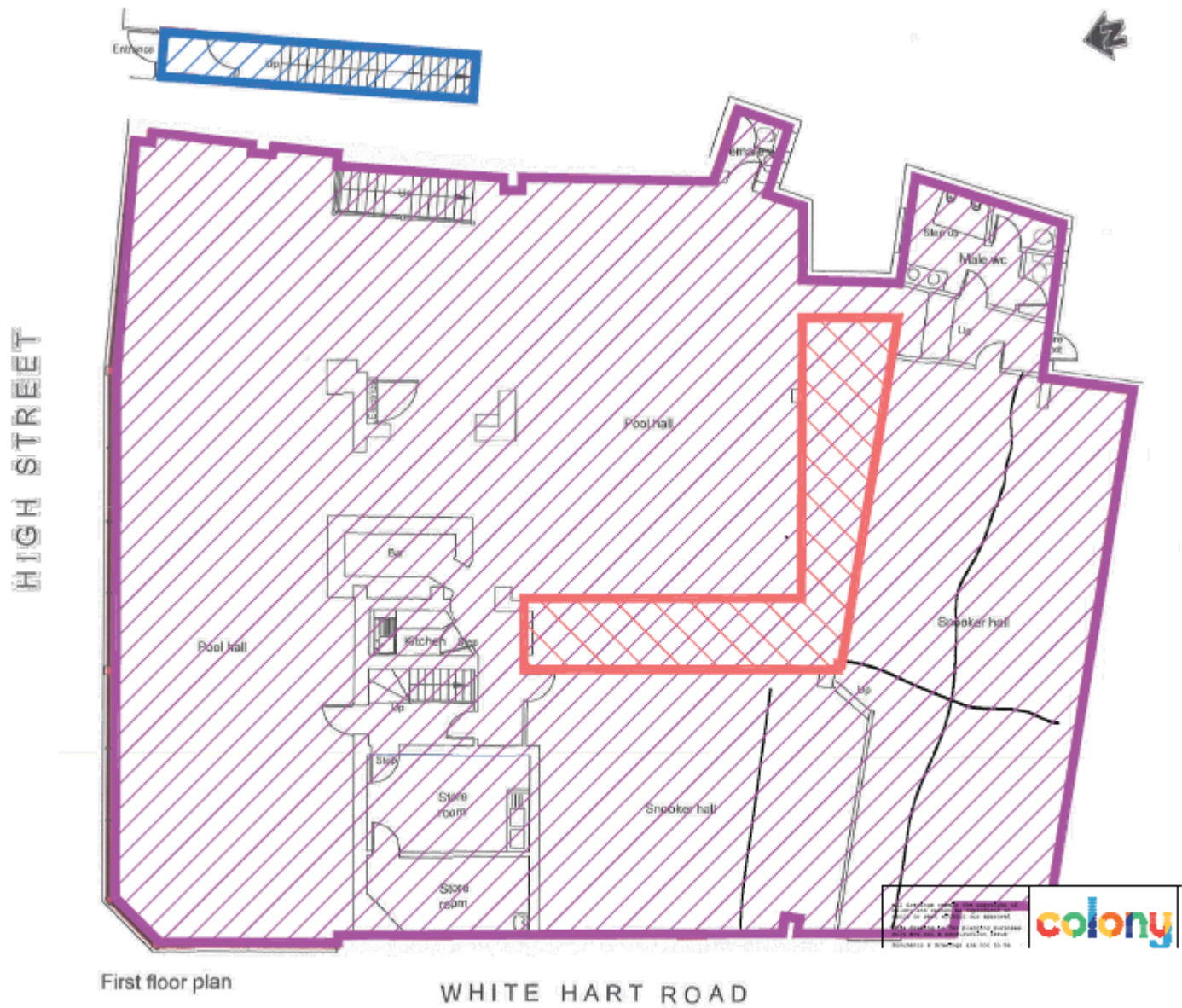
You can read [guidance for landlords on the regulations and exemptions](#).

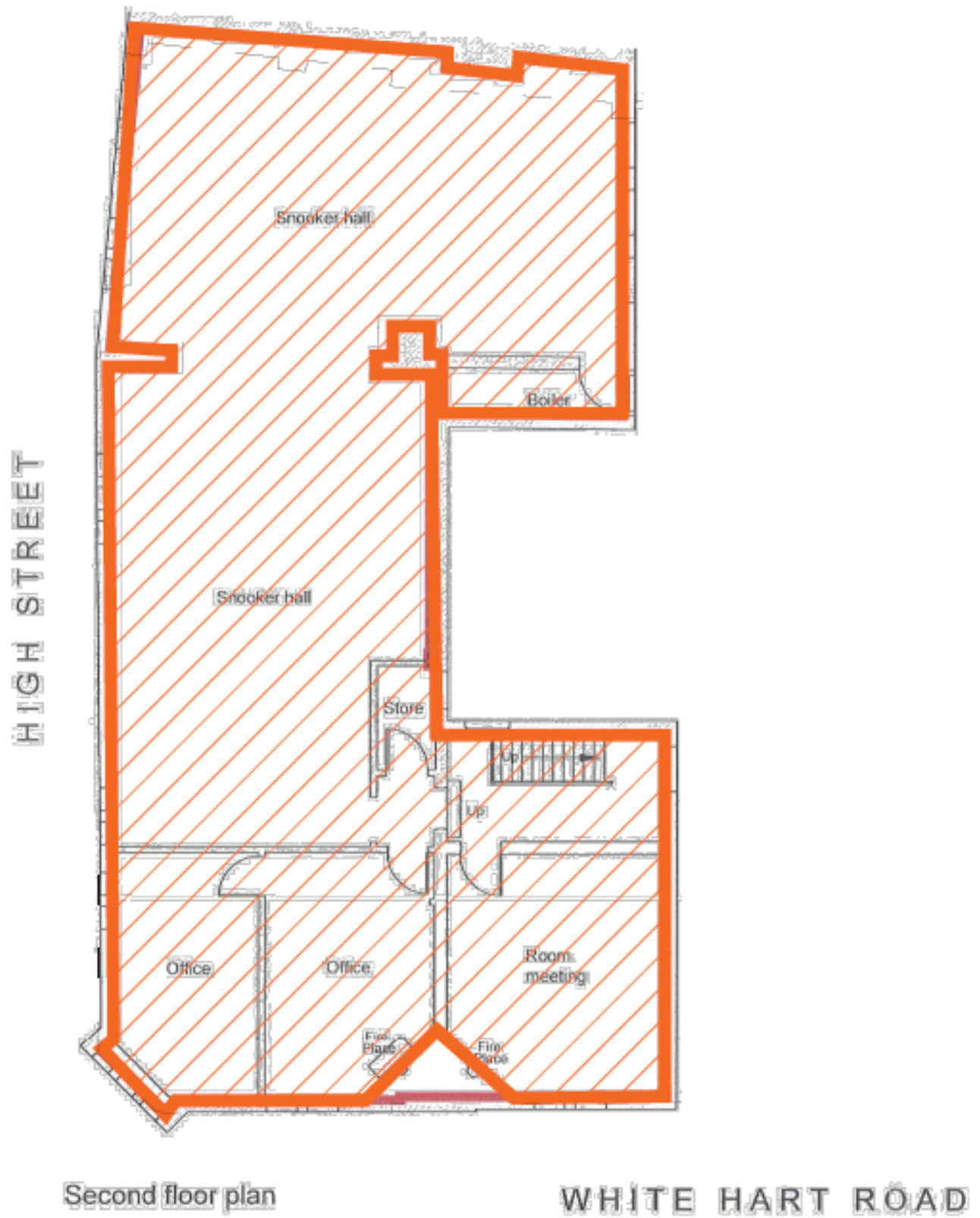
Energy rating and score

This property's energy rating is D.



Floor Plans





NB:- Not to Scale, Provided for indicative purposes only.

Additional Photos

