

RETAIL UNIT WITH APARTMENT TO LET



Retail - 1,665 sq.ft. (154.68 sq.m.) approx N.I.A.

23 & 22a Brockenhurst Road

South Ascot

Berkshire

SL5 9DL

CAR PARKING AND LOCK-UP GARAGE TO REAR

kemptoncarr.co.uk | Windsor office 01753 851251



Location

South Ascot is a village just 0.6 miles to the south of the affluent town of Ascot, famous for its racecourse, in the county of Berkshire. It is bounded on the west by the Kings Ride area of Swinley Woods and merges with Sunninghill to the east.

Description

The property comprises ground floor retail shop with full width and height frontage. A large split level two-bedroom apartment is located above the shop with private rear access. Ample car parking and garage to the rear of the property.

Accommodation

	Sq. Ft.	M ²
Ground Floor Retail	1,025	95.22
Garage	640	59.46
First Floor Apartment	Not measured	
TOTAL	1665	154.68

Approx net internal area (NIA)

Terms

Rental £40,000 per annum exclusive plus VAT

The above rent is exclusive of business rates, service charges, insurance and utilities, and subject to VAT.

A new fully repairing and insuring lease is to be granted for a term to be agreed by negotiation.

Business rates / Council Tax

The billing authority is Royal Borough of Windsor & Maidenhead.

Rateable value - Retail: £TBC

Council Tax Band - Apartment: D

Legal Costs/VAT

Each party to bear their own professional and legal costs

Energy Performance Rating

Retail: tbc

Apartment: tbc



Viewing and further information

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