

# E (Commercial, Business and Service), Retail

TO LET



**CURCHOD&CO**

INCORPORATING LONDON CLANCY



2 High Street

Bracknell, RG12 1AA

## Ground floor Class E premises

871 sq ft

(80.92 sq m)

- 1 parking space
- Excellent natural light
- Suitable for a variety of uses

[curchodandco.com](http://curchodandco.com) | 01276 682501

Chartered surveyors, land property & construction consultants

## Summary

Available Size	871 sq ft
Rent	£27,500.00 per annum
Rates Payable	£16,467 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£33,000
EPC Rating	Upon enquiry

## Description

This attractive self contained ground floor unit is suitable for a variety of uses. The unit benefits from having a designated parking space at the rear of the property.

## Location

The unit is situated on the High Street within the heart of Bracknell and is just a short stroll from several large car parks. Being visible from 'The Ring', gives the unit significant prominence. Bracknell train station is within walking distance and provides direct access to London (approx. 50 mins) and Reading (approx. 20 mins). J10 of the M4 is just 5.7 miles from the property, and J3 of the M3 is just 6.2 miles away.

## Terms

The unit is available on a new full repairing and insuring lease. The rent is exclusive of business rates, service charge, utilities and VAT (which will be charged).

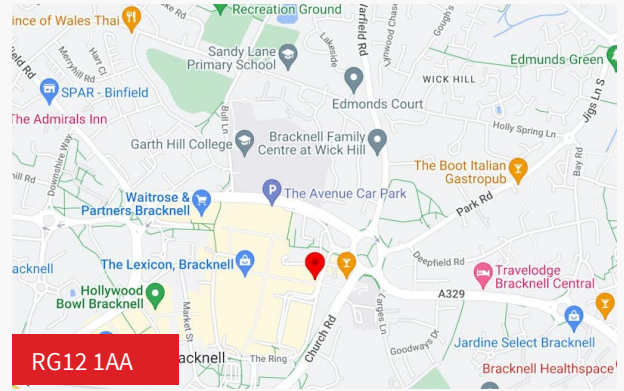
## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

All prices are quoted exclusive of VAT which will be charged.



## Viewing & Further Information

Josie Reeves

01276 682501 | 07825 182913

[jreeves@curchodandco.com](mailto:jreeves@curchodandco.com)

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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