



A prime High Street lock up shop with customer parking

5 Hermitage Parade

High Street, Ascot, SL5 7HE

Retail

TO LET

1,045 sq ft

(97.08 sq m)

- Prime central Ascot setting
- Prominent High Street location
- Excellent customer parking
- Delivery from a private rear service yard
- Additional lock up storage in a garage block to the rear is available by separate negotiation
- E Class Planning Use - Including Retail, Restaurant and Professional Services

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Summary

Available Size	1,045 sq ft
Rent	£45,000.00 per annum
Rates Payable	£14,346.25 per annum approx, from April 2023.
Rateable Value	£28,750
EPC Rating	D (92)

Accommodation

The following area has been measured on an NIA basis. (GIA of 1,045 sq.ft)

Name	sq ft	sq m
Ground	1,045	97.08

Description

A prominent double fronted lock up shop with shared use of a large customer car park immediately in front of the property. There is rear loading from a private service yard with the option to hire storage space in an adjacent block of lock up garages by separate negotiation with the Landlord.

Location

The shop benefits from a prominent position in the centre of Ascot with nearby occupiers including Sainsbury's, Tesco, Boots, Starbucks, Costa Coffee, WH Smith, Rex Bakery, Hedone Ascot delicatessen, Knight Frank, Strutt and Parker, Fego and several specialist local shops and restaurants. The world famous Ascot Racecourse is a stone's throw away and Ascot Station is within easy walking distance. Ascot benefits from one of the most affluent catchment areas in the country and is in close proximity to Windsor Great Park, Windsor Castle, Wentworth Golf Course and tourist attractions such as Legoland and Lapland UK.

Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

Viewings

By prior arrangement with the joint sole agents.

Business Rates

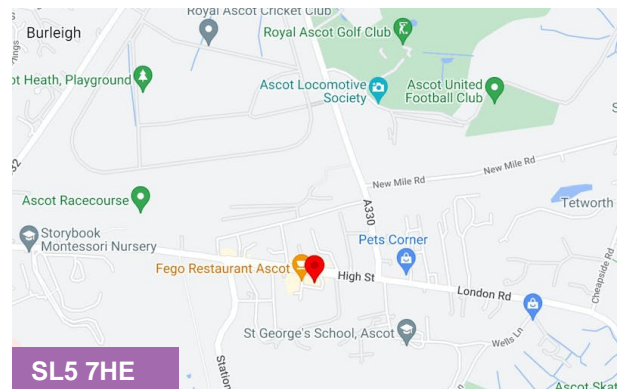
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

All figures are quoted exclusive of VAT which we understand will be chargeable.



Viewing & Further Information



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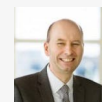
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