



## New retail units in prominent location

### Alston House

Market Street, Bracknell, RG12 1FA

Retail

# TO LET

**1,159 sq ft**

(107.67 sq m)

- Close to Town Centre & Railway Station
- Class E usage
- Passenger lift and staircase to balcony level
- Presented in a shell finish for the retailer's own bespoke fit out

# Alston House, Market Street, Bracknell, RG12 1FA

## Summary

Available Size	1,159 sq ft
Rent	£22,500 per annum
Rates Payable	£8,732.50 per annum approx, from April 2023.
Rateable Value	£17,500
Service Charge	Service charge (includes cleaning & maintenance of common areas). Details on application
EPC Rating	B

## Description

New retail units consisting of tall glazed shop fronts presented in a shell finish for the retailer's own bespoke fit out. There is a dedicated passenger lift and a wide staircase to the first-floor balcony level which serves shop units 6 to 10.

## Location

Alston House is well positioned on Market Street, a busy road in Bracknell town centre. It is located midway between the main line railway station and the Peel Centre with strong pedestrian and vehicular flow at peak times. There are a number of residential developments under construction along Market Street, which will further increase footfall. Bracknell Town Centre is continuing to undergo redevelopment after the successful opening of The Lexicon, with The Deck due to open in 2023.

## Accommodation

Name	sq ft	sq m	Rent	Availability
Unit - 9 (Balcony Level)	1,159	107.67	£22,500 per annum	Available

## Terms

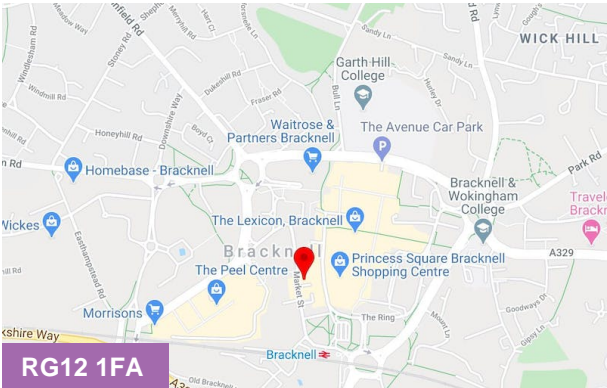
A new full repairing and insuring lease for a term to be agreed. The Lease will be direct with the Landlord. A service charge will be payable.

## Business Rates

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

## Legal Costs & VAT

Each party will be responsible for paying their own legal fees. All figures quoted are exclusive of VAT which may be chargeable.



## Viewing & Further Information



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