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Modern Balcony Level Retail/Office Unit

8 Westview

Market Street, Bracknell, RG12 1AJ

Office, Retail

TO LET

1,091 sq ft

(101.36 sq m)

- Prominent Position on Market Street
- Suitable for a range of Class E uses
- Rear Access and Front-Loading Bay
- Communal Lift and Staircase
- Bin Storage to Rear
- Fully Glazed Shop Front

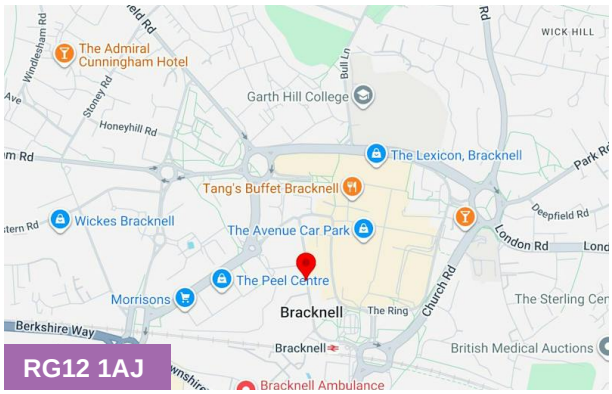
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Summary

Available Size	1,091 sq ft
Rent	£22,000 per annum
Rates Payable	£8,404 per annum
Rateable Value	£22,000
Service Charge	£2,600 per annum *Estimated - plus buildings insurance currently £950 pax
EPC Rating	A (20)







Description

This prominent retail unit, located at balcony level, has a tall fully glazed shop front and benefits from an open plan area. There is a dedicated lift exclusively servicing the first floor and a wide staircase to the first-floor balcony level which serves shop units 5 to 8.

The unit can be taken with or without the commercial catering equipment (subject to negotiation with the Landlord)

Location

Westview 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. Bracknell Town Centre offers an extensive shopping centre with anchor stores such as Marks & Spencer's and Fenwick's.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	1,091	101.36

Viewings

By appointment only with the Sole Agent: Page Hardy Harris

Terms

A new Full Repairing and Insuring Lease for a Term to be agreed. The lease will be direct with the Landlord.

Business Rates

The tenant will be responsible for paying business rates directly to the Local Authority.

Legal Costs

Each party will be responsible for paying their own legal fees.

VAT

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

Viewing & Further Information



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