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Prominent High Street Retail Unit

79 High Street

Crowthorne, RG45 7AD

Retail

TO LET

615 sq ft

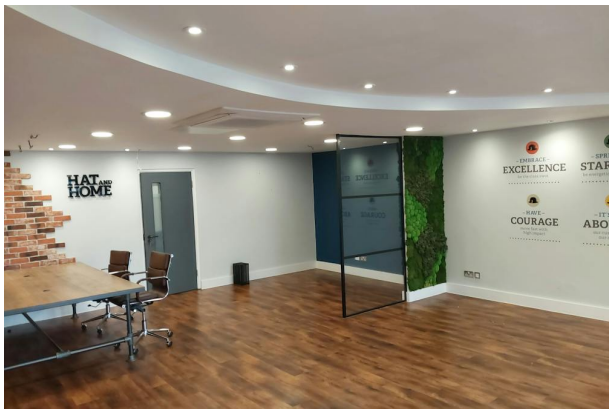
(57.14 sq m)

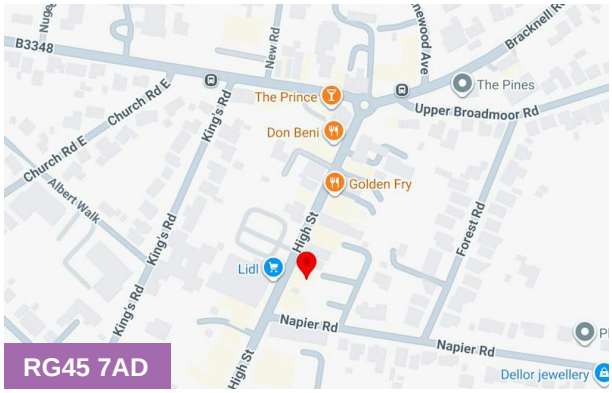
- Prominent location opposite Lidl
- Glazed shop front
- Excellent signage potential
- Open plan retail, together with a further office to the rear
- 2 private parking spaces
- Kitchenette and WC facilities
- Air conditioning
- Class E Use

79 High Street, Crowthorne, RG45 7AD

Summary

Available Size	615 sq ft
Rent	£18,500 per annum
Rates Payable	£6,589.50 per annum Please check these figures with the Local Authority.
Rateable Value	£17,250
EPC Rating	C (51)





Description

The property forms part of a modern block of ground floor retail units, with residential apartments above and has the benefit of 2 private parking spaces at the rear (accessed from Napier Road). Presented in good order, the unit is ready for occupation and includes durable flooring, modern lighting, a prominent wide distinctive 'V' shaped frontage to the High Street, kitchenette and WC facilities. The property also benefits from Air Conditioning which provides both heating and cooling to the main retail space.

Location

The subject property occupies a prominent position in the High Street, immediately opposite Lidl car park (free for 2 hours), and within a short walk to numerous local, regional and national retailers. Crowthorne is a large and affluent Berkshire village within Bracknell Forest and is home to the renowned Wellington College private school.

Accommodation

Name	sq ft	sq m
Ground	615	57.14

Viewings

By arrangement with the agents.

Terms

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

Buildings Insurance

There is a contribution of one seventeenth of the Premium for the building as a whole.

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 quoted are exclusive of VAT which we understand is chargeable.

Viewing & Further Information

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