



Ground Floor Retail Unit in North Ascot

5 Royal Hunt House

Fernbank Road, Ascot, SL5 8JR

Retail

TO LET

1,028 sq ft

(95.50 sq m)

- Customer Car Park Immediately in Front
- Rear Service Yard for Loading and Unloading Goods
- Kitchenette and W/C
- Great Signage Potential
- Affluent Catchment Area

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Summary

Available Size	1,028 sq ft
Rent	£27,500 per annum
Rates Payable	£9,356.25 per annum Please check with the Local Authority
Rateable Value	£18,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (38)

Description

Situated within a shopping parade, this ground floor retail unit offers good signage potential and benefits from public parking directly in front. The interior is divided into a main retail area and a rear office, the latter containing a kitchenette, a W/C, and storage space. The unit features rear access to a service yard, ideal for loading and unloading goods.

Location

The property is conveniently located in a local parade of 6 retail units in the heart of North Ascot, with good access to the wider road and motorway network. The property benefits from a broad and affluent catchment area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,028	95.50

Viewings

By prior arrangement with the Agent: Page Hardy Harris.

Terms

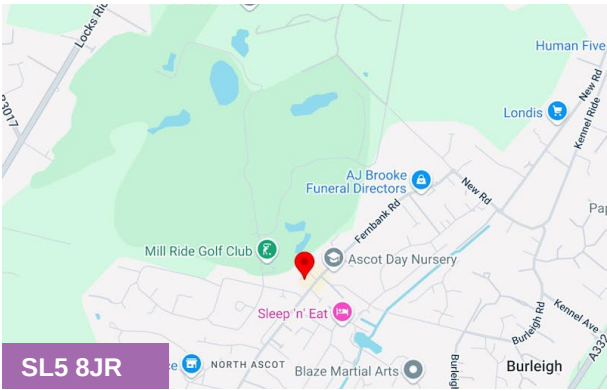
Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

Legal Fees

Each party will be responsible for their own legal costs.

VAT

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



Viewing & Further Information



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