



Prime High Street retail unit with customer parking

4 Hermitage Parade

High Street, Ascot, SL5 7HE

Retail

TO LET

747 sq ft

(69.40 sq m)

- Ground floor retail space with prominent retail frontage
- Located on Ascot High Street
- Excellent customer parking
- Suitable for a range of Class E uses
- WC and kitchenette facilities

4 Hermitage Parade, High Street, Ascot, SL5 7HE

Summary

Available Size	747 sq ft
Rent	£45,000 per annum
Rates Payable	£15,469 per annum approx, please check figures with the Local Authority.
Rateable Value	£31,000
Service Charge	N/A
Estate Charge	Details upon request
EPC Rating	B (34)

Description

A prominent double fronted lock up shop with shared use of a large customer car park immediately in front of the property. The property could accommodate a range of uses within Class E and benefits from WC & kitchenette facilities already installed.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	747	69.40

Viewings

By prior arrangement with the joint sole agents.

Terms

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

Business Rates

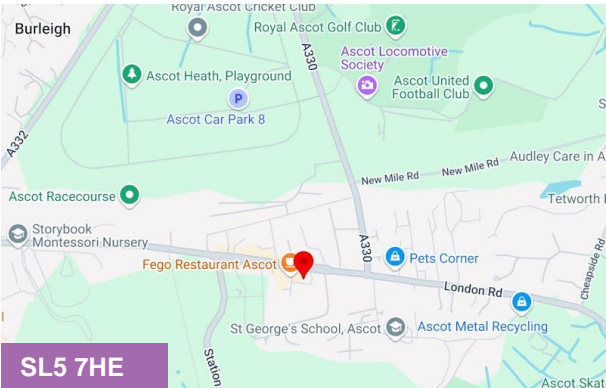
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal 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



Lucy Kirkup
01344 312722 | 07833 509532
lucy@pagehardyharris.co.uk



Helen Bewsey
01344 669009
helen@pagehardyharris.co.uk



Nick Hardy
01344 312723 | 07715 032429
nick@pagehardyharris.co.uk



Iestyn Harris
01344 312724 | 07701 223733
iestyn@pagehardyharris.co.uk