



## Self Contained Cafe/Retail Premises close to Ascot Station

### Hurst House

Lyndhurst Road, Ascot, SL5 9ED

Retail

## TO LET

**572 sq ft**

(53.14 sq m)

- Well located between Ascot Station & Ascot Business Park
- Wide Double Frontage
- Two Parking Spaces
- Suitable for a wide range of uses subject to any necessary consents
- Long established cafe location

# Hurst House, Lyndhurst Road, Ascot, SL5 9ED

## Summary

Available Size	572 sq ft
Rent	£17,500 per annum
Rates Payable	£6,112.75 per annum Rateable Value to be revised in April 2026. Small Business Rates Relief could apply.
Rateable Value	£12,250
Service Charge	No Service Charge Payable
VAT	To be confirmed. All figures are quoted exclusive of VAT
Legal Fees	Each party to bear their own costs
Estate Charge	No Estate Charge Payable
EPC Rating	D (76)

## Description

A double fronted ground floor self contained lock up unit in use as a cafe for many years. Two allocated parking spaces. WC and catering kitchen facilities, with space for outside tables. Side access to bin store and secure dry store (opional portable unit).

## Location

The building is close to the rear entrance of Ascot Railway Station and at the entrance to the popular Ascot Business Park which is home to Howdens, Screw Fix and numerous other businesses. It is also adjacent to the residential area of South Ascot and within easy walking distance of Ascot High Street.

## Accommodation

The accommodation comprises 633 sq.ft GIA or 572 sq.ft NIA (not including the external dry store):

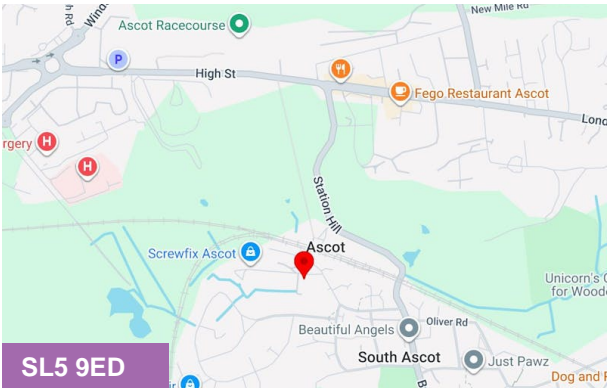
Name	sq ft	sq m	Availability
Ground	572	53.14	Available
Total	572	53.14	

## Viewings

Through Sole Agents Page Hardy Harris

## Legal Costs

Each party to pay their own legal fees in relation to agreeing the lease.



## Viewing & Further Information



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



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



**Helen Bewsey**  
01344 669009  
helen@pagehardyharris.co.uk



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