



Ground Floor Retail in North Ascot

1 Haverleigh House

Ascot, SL5 8QB

Retail

TO LET

727 sq ft

(67.54 sq m)

- Characterful Building
- Great Natural Lighting
- Private Garden to the Rear
- Shared Kitchen and Foyer
- Private Parking for Approx. 4 Cars
- Private W/C
- Residential Location in Affluent Area

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Summary

Available Size	727 sq ft
Rent	£24,000 per annum Inclusive of Service Charge
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)

Description

A ground floor retail unit nestled in a residential area in North Ascot. The unit is split into 2 rooms and receives great natural light. Further benefits include a shared foyer and kitchen in addition to a private rear garden, W/C and parking for approx. 4 cars to the front of the property.

Location

The property is located on New Road in North Ascot in a pocket of commercial businesses which include a dentist, pharmacy, chiropractor, and hair salon. Ascot itself is an internationally recognised address with good transport links to the M3 via J.3 and the M4 via J.6/J.10.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	727	67.54

Viewings

By prior appointment 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.

Business Rates

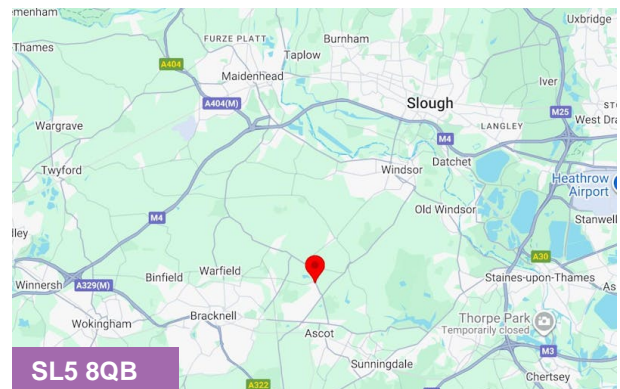
The tenant is responsible for paying business rates to the local authority.

Legal Fees

Each party will be responsible for their own legal fees.

VAT

All figures quoted are exclusive of VAT which we understand will NOT be chargeable.



Viewing & Further Information



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