

# COMMERCIAL LETTINGS

Starter Units, Local Shops, Small Offices

01344 352470



## LEASE AVAILABLE

### SHOP UNIT

## 7 PRIESTWOOD SQUARE

540 SQ FT (50 SQ M) APPROX



### OFFERING TERMS

INTERNAL REPAIRING LEASE ON FLEXIBLE TERMS  
OFFERS INVITED IN EXCESS OF £5,700 PER ANNUM

CORPORATE PROPERTY  
EASTHAMPSTEAD HOUSE, TOWN SQUARE, BRACKNELL, BERKS, RG12 1AQ

## LOCATION & DESCRIPTION

The property forms part of Priestwood neighbourhood parade which is located three quarters of a mile to the North West of Bracknell town centre. This lock up shop unit has flats above and a limited amount of car parking space to the front of the parade. The parade consists of 8 shops which include a pizza, Chinese/Chip shop and an Indian restaurant, Co-Op, bookmakers, hair salon and a launderette.

## USE / PLANNING

The shop unit currently has A2 planning use as financial services but a change of use will be considered for A1 retail use if it is not in competition with other retailers on the parade. Takeaways and restaurants are not permitted.

## LEASE

The property is to be let on a new 10-15 year lease with rent reviews at every fifth anniversary.

## RENT

The Council is seeking rental offers **in excess of £5,700 per annum**, payable monthly in advance by direct debit only. A deposit of one quarters rent will be required, in some circumstances two quarters, which will be returned on vacation of the unit subject to all terms and conditions being complied with.

## REPAIRS

The tenant will be responsible for maintenance of the premises excluding the structure.

## OTHER OUTGOINGS PAYABLE BY THE TENANT

- Utilities
- Insurance: The whole building is insured by the landlord. The tenant reimburses the landlord an appropriate share of the annual premium.
- Business Rates: Rateable Value £3,400. Standard rates payable for 2010/11 are £1,408 approx.
- Councils legal and surveyors costs will not exceed £350. Should the successful applicant withdraw before completion the charge the charge will still be made.

## VIEWING

Appointments can be made by contacting Michelle Hurlock on 01344 352470 or by emailing [michelle.hurlock@bracknell-forest.gov.uk](mailto:michelle.hurlock@bracknell-forest.gov.uk)

## APPLICATIONS

The closing date for applications will be no later than **12.00 noon on Friday 13<sup>th</sup> August 10.**

CORPORATE PROPERTY  
EASTHAMPSTEAD HOUSE, TOWN SQUARE, BRACKNELL, BERKS, RG12 1AQ

Property Misrepresentation Act 1991 – Whilst all the information in these particulars is believed to be correct, the Council does not guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.