

COMMERCIAL LETTINGS

Starter Units, Local Shops, Small Offices

01344 352471



LEASE AVAILABLE

SHOP UNIT – 7 WILDRIDINGS SQUARE

CURRENTLY FITTED OUT
AS A HAIR SALON

810 SQ FT (75 m²) APPROX



OFFERING TERMS

INTERNAL REPAIRING LEASE ON FLEXIBLE TERMS
OFFERS INVITED IN EXCESS OF £8,000 PER ANNUM

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

LOCATION & DESCRIPTION

The property is located on the Neighbourhood Parade at Wildridings Square which is located a mile to the south west of the town centre. The surrounding neighbourhood is primarily residential. There are parking facilities to the side of the shops.

The shopping parade consists of 14 shops which include 3 takeaways, newsagents, grocery store, restaurant, pet food store, DVD rentals, dentist, ironing shop and launderette.

USE / PLANNING

The shop has A1 planning use and is currently fitted out to a good standard as a hair salon. A change of use will be considered for A1 retail use if not in competition with other retailers on the parade. We will not be inviting applications for takeaways and restaurants.

LEASE

The property is offered on a new 15 year lease with rent reviews at every fifth anniversary. Shorter lease terms may be considered.

RENT

The Council is seeking rental offers for this shop unit **in excess of £8,000 per annum**. The rent will be payable monthly in advance and by direct debit. A deposit of at least 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
- Building Insurance: The whole building is insured by the landlord. The tenant reimburses the landlord an appropriate share of the annual premium.
Plate glass and public liability insurance to be the tenant's responsibility.
- Business Rates: Rateable Value is £7,400. Standard rates payable for 2010/2011 is £3,063 approx.
- Council's legal costs will not exceed £350. Should the successful applicant withdraw before completion the charge will still be made.

APPLICATIONS

The closing date for applications will be no later than **12.00 noon Friday 6th August 2010**.

VIEWING

Appointments can be made by contacting Krystyna Scales on 01344 352471 or by emailing krystyna.scales@bracknell-forest.gov.uk

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.