

**CONFIDENTIAL DISPOSALS****A1/A2/A3 Units to Let****Named Parties Only**

<b>Town</b>	<b>Ground Floor</b>	<b>Other Areas</b>	<b>Rental</b>	<b>Next Break/Expiry</b>
Brighton	2,076 SQ FT	2,424 SQ FT	£113,853 PAX*	28 September 2023
Leyton	3,484 SQ FT	N/A	£104,000 PAX	30 September 2028
Maidenhead	3,000 SQ FT	1,200 SQ FT	£102,500 PAX	17 September 2025
Salisbury	3,508 SQ FT	TBC	£100,000 PAX	24 July 2028

**ACCOMMODATION**

FULL ADDRESSES, FLOOR AREAS, FLOOR PLANS & PROPERTY COSTS ARE AVAILABLE UPON REQUEST

ALL PROPERTIES BENEFIT FROM AN A3 PLANNING CONSENT AND RESTAURANT FIXTURES & FITTINGS.

OFFERS ARE INVITED ON THE BASIS OF LEASE ASSIGNMENTS OR NEW LEASES (SUBJECT TO AGREEING TERMS WITH THE LANDLORDS)

\* TOTAL CONTRACTED RENT IS £185,000 PAX BUT THE LEASE BENEFITS FROM £74,147 PAX OF SUB-LET INCOME. THERE IS ALSO AN OFFICE SUITE CAPABLE OF SUB-LETTING AT APPROX £10,000 PAX.

\*\* CATERING USE ONLY

**FURTHER INFORMATION**

Andrew Shepherd

020 7287 2155

[andrew@as-retail.co.uk](mailto:andrew@as-retail.co.uk)

Charmi Patel

020 7287 2155

[charmi@as-retail.co.uk](mailto:charmi@as-retail.co.uk)