



ASCOT

UNIT 3, 49 HIGH STREET, ASCOT SL5 7HG

LOCATION

Ascot is a vibrant town in the Royal Borough of Windsor and Maidenhead in Berkshire.

The subject unit is situated in a prime location on the High Street and the town has a good mix of retail, cafes, pubs and restaurants. The property is immediately adjacent to **William Hill** and **Buds and Blooms** and in close proximity to **Tesco Express**, **WH Smith**, **Costa Coffee**, **Sainsbury Local** and **Guinot**. There is one parking space at the rear of the property.

ACCOMMODATION

The premises are arranged over Ground and First Floor comprising the following approximate floor areas and dimensions:

Internal Width	15 ft 6 ins	4.75 m
Shop Depth	56 ft 6 ins	17.2 m
Ground Floor Sales	861 sq ft	80 sq m
Mezzanine Ancillary	265 sq ft	24.6 sq m

TERMS

Available by way of a new lease for a minimum term of 5 years.

RENTAL

£42,500 pax

SERVICE CHARGE

Approximately £1,980.14 pa

BUSINESS RATES

Rateable Value 2024	£31,500
Rates Payable 2024/2025	£15,719

Interested parties are advised to check with the local rating authority. Qualifying businesses will benefit from a further 40% reduction in Rates payable for 2025/2026.

EPC

The property has an EPC Rating of B (48).

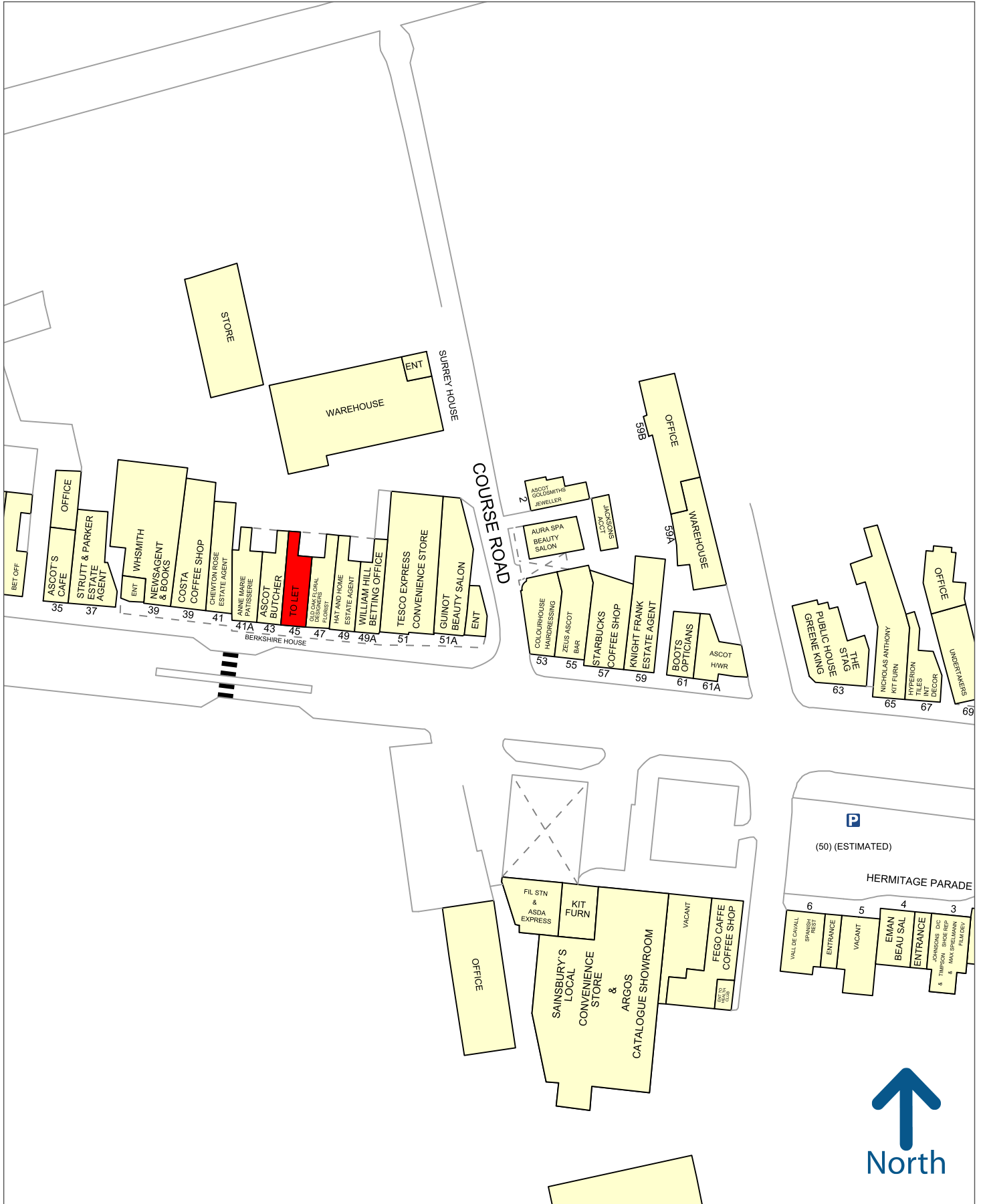
ANTI MONEY LAUNDERING (AML)

Interested parties may be subject to standard AML checks and may be required to provide certain information – further details on request.

FURTHER INFORMATION

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50 metres

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