

PRIME UNIT TO LET



ASCOT UNIT 1, 39 HIGH STREET SUITABLE FOR RETAIL, CATERING OR LEISURE

SUBJECT TO VACANT POSSESSION – STAFF UNAWARE

DESCRIPTION & LOCATION

Ascot is an affluent and lively town in Berkshire. The unit sits in a prime location on Ascot High Street adjacent to **Costa** and close to **Tesco Express**, **Guinot Cosmetics** and **Starbucks** alongside a host of other national and independent retail, service sector, health and fitness and catering brands.

ACCOMMODATION

The unit is arranged over ground floor only with the following approximate floor areas and dimensions:-

Net Frontage	18 ft 4 ins	5.6 m
Internal Width (max)	43 ft 6 ins	13.25 m
Shop Depth (max)	82 ft 10 ins	25.25 m
Ground Floor	2,460 sq ft	228.5 sq m

TERMS

The property is available on a new effectively FRI lease with terms to be agreed.

RENTAL

£80,000 pax.

SERVICE CHARGE

The service charge for the current budget year is £4,982.38.

BUSINESS RATES

Rateable Value from April 2026	£68,000
Rates Payable 2026/2027	£29,240

This estimate of Rates Payable is based on qualifying Retail, Hospitality and Leisure occupation and does not factor in any transitional relief. Interested parties are advised to seek confirmation of these figures direct with the Local Rating Authority.

EPC

The EPC rating for this unit is B-39.

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

Ollie Haxton
020 7287 2155 / 07443 438 192
ollie@as-retail.co.uk

Andrew Shepherd
020 7287 2155 / 07715 001 005
andrew@as-retail.co.uk

