

STORES & RETAIL BUILDING IN THE HEART OF BAGSHOT CENTRE – POTENTIAL FOR ALTERNATIVE USES (Subject to planning)

TO LET

1,754 ft² (163 m²)

REAR OF 38-40 HIGH STREET, BAGSHOT GU19 5AZ



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Land



- ▶ **Full height showroom & stores**
- ▶ **Well known village centre location**
- ▶ **Character features**
- ▶ **Good sized roller shutter loading door**
- ▶ **Loading/Unloading area**
- ▶ **CCTV System & 3 Phase Power Facility**
- ▶ **Various separated areas Internally**

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LOCATION

The unit is next to the popular village centre pub, the local Co-Op store, overlooking the village square and bus stop. Being close to the M3 (Junction 3), and near the A30 London Road, access is easily available to a large catchment from Camberley to Ascot / Sunningdale.

DESCRIPTION

The premises comprise a single store height entrance and characterful barn style premises, more recently refurbished and used for storage of artefacts and antique sales, to the side of the shops, and next to the popular Kings Arm Pub which overlooks the High Street. Now available to lease. Internally the building has a workshop and various separated areas. Toilet facility.



ACCOMMODATION

On ground floor, measured on an approximate gross internal basis (GIA).

Storage and sales	745 ft ²	69.16 m ²
Middle store area	500 ft ²	46.50 m ²
Front store area	344 ft ²	32.00 m ²
Workshop	165 ft ²	15.37 m ²
Total	1,754 ft²	163 m²



RENT

Available on a new lease at a rental guide of £25,000 pax.

BUILDINGS INSURANCE

To be confirmed.

VAT

To be confirmed.

LEGAL COSTS

Each party to pay their own legal costs in the matter.

BUSINESS RATES

A rateable value of £12,000 so 100% Small Business Rates Relief should apply. However, we always recommend that interested parties speak to Surrey Heath Borough Council for confirmation and/or more detailed information on 01276 707100.

ENERGY PERFORMANCE CERTIFICATE (EPC)

76-100

D

78 D

VIEWING

Strictly by appointment with the **Joint Sole Agents:**

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