

TO LET SHOP UNIT

Frontage 5.5 m – (18 ft)
Total Depth 17 m – (57 ft)
Total Area: 96 sq m (1030 sq ft)
3 The Square, Harmans Water,
Bracknell



LOCATION

The property forms part of Harmans Water Neighbourhood Parade which is located a mile to the East of the town centre.

DESCRIPTION

The shopping parade at Harmans Water consists of 13 shops which include the 3 takeaways, off licence, chemist, newsagents, grocery store, restaurant, bookmakers, estate agents, hairdressers and barbers. The surrounding neighbourhood is primarily residential, but there is a community centre and library adjacent to the parade. There are parking facilities to the front of the shops.

USE / PLANNING

The shop has A1 planning use and is currently used as a hardware shop. A garage is included with the shop for the storage of a vehicle.

LEASE

The property is to be let on a new 5 - 15 year lease with rent reviews at every fifth anniversary.

RENT

The Council is seeking rental offers for this shop unit (no takeaways or restaurants) in excess of £9,400 per annum. The rent will be payable quarterly in advance and by direct debit (monthly can be arranged).

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 £4,650. Rates payable for 2008/2009 are £2,150 approx.
- A deposit of up to 6 months rent will be payable
- Council's legal costs which will not exceed £350

FURTHER INFORMATION

The outside of the building can be viewed at reasonable times of the day without previous arrangement. For internal viewings, other queries and an application form, please contact Michelle Hurlock on 01344 352470.

APPLICATIONS

The closing date for applications will be no later than **12.00 noon Friday 24th October 2008**.

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