

## PROMINENT, PRIME A1 RETAIL AND A2 OFFICES

## TO LET

**1,259 sq.ft. (116.98 sq.m)**



**41 HIGH STREET, BAGSHOT,  
SURREY, GU19 5AF**

- Prominent, Town Centre Position
- Some Air-Conditioning
- Suitable for Retail Or A2 Office Use
- Prime High Street Location
- Attractive Period Property
- Rarely Available

## Location

41 High Street is prominently located fronting the High Street in the centre of Bagshot and is next door to Bagshot House and Brooks Hair Salon. Bagshot is a very popular and affluent village on the A30 and is midway between Camberley and Sunningdale. Bagshot is only approximately 1 mile from Junction 3 of the M3 Motorway and 0.5 miles from the A322, which provide easy and direct access to central London and the south, Bracknell, Camberley, Sunningdale, Ascot, Staines and the M4 Motorway. Bagshot Railway Station is only 0.5 miles and provides a regular service to London Waterloo.

## Description

41 High Street comprises the whole of the ground floor of an attractive, period building with a smart shop front in the very centre of Bagshot. Access is also available at the rear where 1 parking space is provided.

Inside, the property provides good quality space suitable for retail purposes (A1 shop) or office use (A2 financial and professional services). There is a large, and recently re-fitted, retail/office area at the front with a ceiling mounted air-conditioning cassette unit, downlighters, a single office/interview room and a smaller office area behind. This leads through to a lobby and a further office/stores area and at the rear is a large office which currently includes a small kitchen area. At the very rear of the property is a single garage which can be accessed from inside or from the rear of the property via double doors off the service yard. There are separate male and female W.C's.

<b>Areas</b>	Net Frontage	15 ft 2 ins	(4.61 m)
	Shop Depth	34 ft 3 ins	(10.44 m)
	Main Retail/Office Area	732 sq ft	(67.99 sq m)
	Rear Offices And Ancillary	527 sq ft	(48.99 sq m)
	<b>Total approximate floor area</b>	<b>1,259 sq ft</b>	<b>(116.98 sq m)</b>

The above areas and measurements have been calculated on a gross internal basis from measurements taken on site.

## Lease

41 High Street is available on effective full repairing and insuring lease terms. Flexible lease terms, short term or long term can be offered, for further information please contact the joint agents.

## Rent

£19,906.56 per annum, exclusive of business rates, utility charges, service charge and building insurance.

## Business Rates

We have been verbally advised by the Business Rates department that the Rateable Value for the premises is £14,750. The current rate in the £ is 45.8p and therefore the Business Rates payable will be in the order of £6,800 for the year April 12/April 13.

## Possession and Viewing

Possession can be granted immediately, subject to completion of legal formalities. For an appointment to inspect the offices please contact the joint sole agents:



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