

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## TO LET **Prestige Showroom**

71-75 High Street,  
Ascot, Berkshire SL5 7HS

CONTACT **Mark Frostick**  
07785 522958 | mark.frostick@rapleys.com  
**Daniel Cook**  
07795 660259 | daniel.cook@rapleys.com



Rarely available showroom on  
Ascot High Street

998 sq m (10,743 sq ft)

Dedicated parking for 15  
vehicles. Additional spaces may  
be available

Suitable for a variety of uses  
subject to the necessary  
consents

Please note, the freehold is  
**not** available

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### Location

The premises are located at the eastern end of Ascot High Street (A2390) and Ascot Racecourse is only a short distance north with nearby occupiers including **Sainsbury's**, **Starbucks** and **Tesco**. The A239 leads west to the centre of Bracknell (4 miles west) and east to Sunningdale and Virginia Water. Ascot Station lies around 0.5 mile south via the A330.

Ascot is an affluent town located approximately 25 miles to the west of London and 6 miles south of Windsor. Ascot is also home to the historic racecourse which holds Royal Ascot every June, a significant draw to the area.

### Description

The property was formally a prestige car showroom and consists of a ground floor display area with offices and stores above. The ground floor showroom is finished to a high level with tiled floor, return frontage and suspended ceiling. To the rear of the showroom area are a number of offices and a workshop/warehouse area.

At first floor level is an office area, accessed through a central staircase providing a mixture of individual and open plan areas. The top floor is currently utilised for storage but could be converted to a variety of uses and is currently accessed via an external staircase.

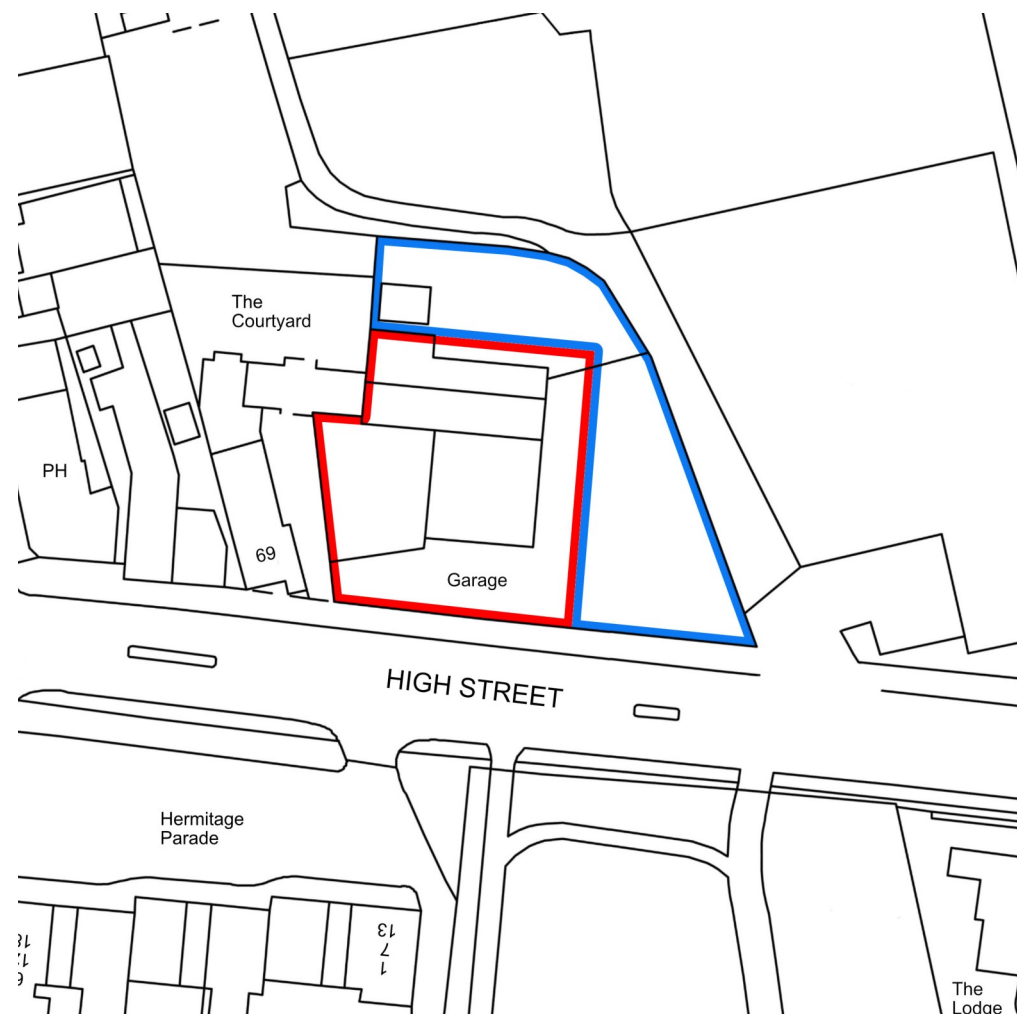
Externally, there is an area of parking fronting High Street and additional parking to the side and rear (edged blue on the plan). The additional parking is potentially available by way of separate negotiation.

### Tenure

Leasehold. The current tenant's lease expires 01 January 2022, however earlier possession may be available.

### Terms

The property is available on a new lease on terms to be agreed. The freehold is not available.



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### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	358.95	3,863
Offices/workshop	258.10	2,778
FF offices	187.47	2,018
Second floor	193.60	2,084
<b>Total</b>	<b>998.12</b>	<b>10,743</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.12</b>	<b>0.29</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Rating

We are advised that the Rateable Value for the property is £144,000 and the UBR for 2020/21 is 50.4p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

### Energy Performance

Energy Performance Asset Rating: TBC.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment with the sole agent.





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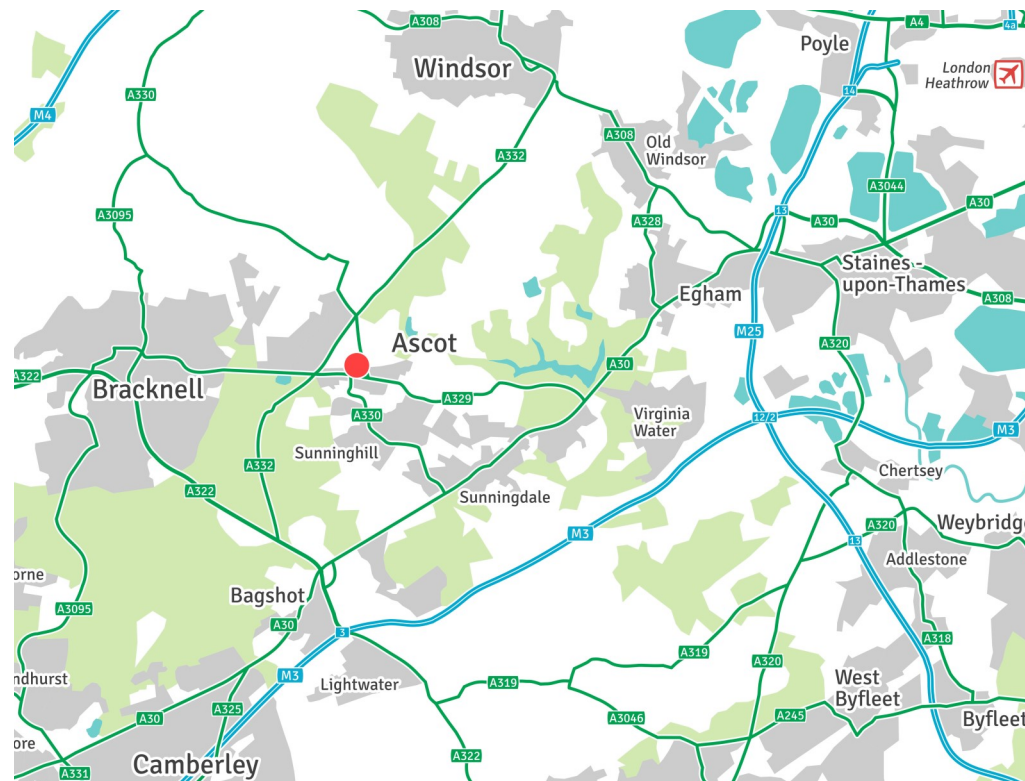
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