

RAPLEYS

rapleys.com
0370 777 6292

TO LET **Prime Commercial Unit**

17 London Road,
Ascot, Berkshire SL5 7EN

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



Prominent position on A329
close to Ascot town centre and
Ascot Racecourse

Former **Jaguar/Land Rover**
aftersales facility with excellent
parking provision

Suitable for a variety of uses
subject to the necessary
consents

995.06 sq m on 0.29 hectare
(10,711 sq ft on 0.72 acre)

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Location

The property is located to the east of Ascot High Street fronting London Road (A239). It is set back from the main road with nearby occupiers including **Barclay Interiors** and **Fired Earth**.

The unit is surrounded by good-quality residential and has an excellent level of passing trade.

Ascot 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 every June holds Royal Ascot and is a significant draw to the area.

Description

The property comprises of a purpose built and well-fitted service centre, providing a main workshop with ancillary reception, offices and parts store. Additionally, at first floor level, there are staff facilities and a mezzanine storage area.

The workshop provides 12 bays with a tiled floor, inbuilt ramps and good natural lighting enhanced by further strip lighting throughout.

The reception and office areas have a mixture of carpet and tiled floors, and could be combined to make a larger area or further subdivided.

At first floor level there is a staff kitchen, plus a changing room with showers, along with an extensive mezzanine floor.

Externally, areas are laid to tarmac and provide 36 marked parking spaces to the front with a further secure yard to the rear. Additionally there are four small garages previously used for vehicle valeting located to the eastern boundary of the property.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Workshop	449.54	4,839
Reception/offices	35.72	385
Parts stores	81.96	882
Mezzanine stores	132.10	1,422
FF	61.27	660
Valeting bays	147.12	1,584
Total	995.06	10,711
	Hectare	Acre
Total Site Area	0.29	0.72

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross 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.#

Tenure

Leasehold.

Terms

The property is available on a new lease on terms to be agreed, without security of tenure under the L&T Act 1954. Our client may consider sub-dividing the property. Please note, the freehold is not available.

Rating

We are advised that the Rateable Value for the property is £96,500 and the UBR for 2020/21 is 0.51p 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](#).



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Energy Performance

Energy Performance Asset Rating: C.

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.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at 33 Jermyn Street, London SW1Y 6DN. Regulated by RICS.

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