

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## AVAILABLE BY WAY OF ASSIGNMENT

### Trade Counter Unit

Topps Tiles, Bagshot Road, Bracknell  
Berkshire RG12 9QT

CONTACT **Mike Bumford**  
07788 412168 | michael.bumford@rapleys.com  
**Daniel Cook**  
07795 660259 | daniel.cook@rapleys.com



Ground floor retail unit

Prominently positioned fronting  
Bagshot Road

2,813 sq ft (261.3 sq m)

8 demised parking spaces

Nearby occupiers include **Kwik  
Fit, Shell petrol filling station,  
Little Waitrose and KFC**

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### Location

The property is located to the south of Bracknell town centre on the A322 Bagshot Road, which is the main road into Bracknell from the south. **Kwik Fit**, **Shell** petrol filling station with **Little Waitrose**, **KFC** and **Bracknell Leisure centre** are all nearby.

Bracknell is a large town 11 miles east of Reading, 9 miles south of Maidenhead and 25 miles west of central London. The site is also excellently situated for connections to the M4, M3 and Heathrow Airport.

### Description

The subject property comprises the ground floor of a semi detached two storey building of brick construction with a pitched, tile clad roof. Parking spaces are demised to the front of the buildings.

Internally, the property is mainly an open plan retail space with a stockroom and office partitioned off at one end, and a small WC and kitchen on the other side. The unit is 3.6 metres to the underside of the suspended ceiling and is finished to a basic but clean standard with concrete floor, plastered walls and an acoustic tiled ceiling.

### Accommodation

The property comprises the following approximate floor areas:

|                           | Sq m          | Sq ft        |
|---------------------------|---------------|--------------|
| <b>Total Ground Floor</b> | <b>261.30</b> | <b>2,813</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.

### Tenure

Leasehold.





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### Terms

The property is available by way of assignment of the existing lease at a passing rent of £47,862 per annum, expiring in February 2029.

### Planning

The property benefits from retail consent under class E of the Town and Country Planning (Use Classes) Order 1987.

### Rating

We are advised that the Rateable Value for the property is £48,000 and the UBR for 2022/23 is 49.9p 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 through the sole agents.

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