

TO LET

A1/A2 Retail Units 125 - 276 sq ft



- New A1 / A2 Retail Units
- Potential for Office Use (STP)
- Flexible Lease Terms
- Electric Heating

16 & 17 Victoria Street

Englefield Green TW20 0QY

Up to 4 New A1 / A2 Retail units

Rent: from £3,000 - £9,500 p.a. exclusive

www.deriazcampsie.com

T: 01753 854 555

Property

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• Location	<p>Victoria Street is located just off the main A328 St Judes Road running through the centre of Englefield Green.</p> <p>The shops are situated half way down Victoria St on the right hand side in a secondary location opposite a barbers and local public house.</p>
• Description	<p>Up to 4 No A1 / A2 new retail units in a secondary location.</p> <p>These units would also suit a small office business Subject to obtaining planning permission. Parking outside is free for up to 2 hours.</p>
• Accommodation	<p>No 17 - 125 sq ft with kitchen, wc and electric heater</p> <p>No 22 - 151 sq ft with suspended ceiling with integral lighting and wc (Units 21 & 22 could also be available - 385 sq ft)</p>
• Terms	<p>On new flexible leases direct with the landlord on a term to be agreed. Minimum term of 12 month's.</p>
• Rent	<p>No 16 £6,500 p.a. exclusive</p> <p>No 17 £3,000 p.a. exclusive</p>
• Rates	<p>These units should be under the rates threshold for a new business.</p>
• Legal Costs	<p>Each party to bear its own legal fees in this transaction.</p>
• VAT	<p>Unless otherwise stated all rents and prices referred to or quoted in connection with this property do not include VAT which may be chargeable.</p>
• Viewing	<p>Strictly by prior appointment via the Sole Agents</p> <p>Deriaz Campsie 01753 854555. www.deriazcampsie.com</p>

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Code of Practice

You should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website – www.commercialleasecodeew.co.uk

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