

# RETAIL OPPORTUNITY

## FORMING PART OF TESCO SUPERSTORE

**BRACKNELL**  
**Unit 1 Whitton Road, RG12 9TZ**

**brasier  
freeth.**  
CHARTERED SURVEYORS

The Edward Hyde Building  
38 Clarendon Road  
Watford - WD17 1HZ

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### LOCATION

Bracknell is a town in Berkshire approximately 11 miles southeast of Reading and 30 miles west of Central London.

The subject premises form part of a Tesco Superstore approximately 1 mile southeast of the town centre.

### DESCRIPTION

The Tesco Superstore of which the premises form part is approximately 6,864 sq m / 73,883 sq ft gross internal area with 411 dedicated parking spaces.

The subject unit faces onto the car park, adjacent to the main store entrance. Other occupiers in addition to Tesco include Costa Coffee and Timpson.

### ACCOMMODATION

The premises are currently arranged open plan to front, with two rooms and one kitchen with WC to the rear.

The unit enjoys a double ceiling height of 6.63m / 21 ft 9 ins together with the following approximate dimensions and floor areas:-

<b>Internal Width</b>	13.19 m	43 ft 3 ins
<b>Shop Depth</b>	8.78 m	28 ft 10 ins
<b>Ground Floor</b>	115.80 sq m	1,246 sq ft

### TERMS

The premises are available by way of a new lease, contracted outside the security provisions of the Landlord & Tenant Act 1954, for a term to be agreed and for a maximum of 15 years.

### RENT

The asking rent is **£27,500 per annum exclusive** plus VAT.

### SERVICE CHARGE

The service charge is to be £1 per sq ft, index linked to RPI on an annual basis.

### EPC

Details available upon request. Rating – C 73

### RATES

Please check with the Local Charging Authority.

### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

**VIEWING** | Strictly by appointment through this office as staff are unaware of the impending disposal:

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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract.  
All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.

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