



## Ground Floor Retail Unit Investment Opportunity

### **1 Victoria Place**

Terrace Road North, Binfield, RG42 5JB

Investment, Retail

# FOR SALE

**661 sq ft**

(61.41 sq m)

- Main Road Village Location
- Shop Premises Let on an FRI Basis
- Rear Access
- Close to Local Amenities
- Good Access to M4 J.10 and M3 J.3 via the A329 (M).

# 1 Victoria Place, Terrace Road North, Binfield, RG42 5JB

## Summary

<b>Available Size</b>	661 sq ft
<b>Price</b>	£200,000
<b>Rates Payable</b>	£4,890.20 per annum Please check with the Local Authority
<b>Rateable Value</b>	£9,800
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (73)

## Description

This investment opportunity comprises of a ground floor retail unit. The unit consists of a retail floor space and a rear storage room. There is rear access to a rear bin storage area.

## Location

Binfield is situated between Ascot, Bracknell, Wokingham and Maidenhead with convenient access to the M4 junction 10 via the A329 (M) and the M3 junction 3 via the A322. 1 Victoria Place is located on Terrace Road North, just a short walk from local amenities.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	661	61.41

## Viewings

Strictly by arrangement with the agent: Page Hardy Harris

## Terms

Available Freehold.

## Lease Terms

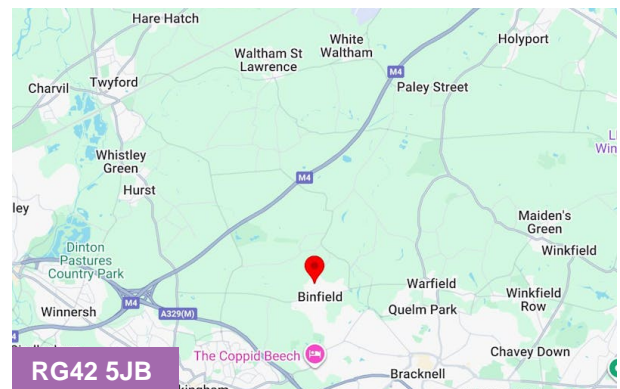
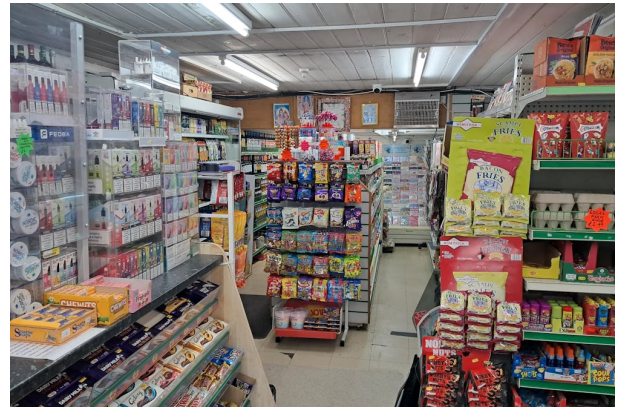
The unit is let on a 12 year FRI lease (contracted outside the 1954 Act) until 2036 at a passing rent of £12,000pa exclusive. There is a Rent Review in 2027, 2030, and 2033. Further details available on request.

## Legal Fees

Each party will be responsible for their own Legal Fees.

## VAT

All figures are quoted exclusive of VAT which we understand may be chargeable.



## Viewing & Further Information



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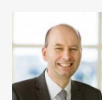
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