

Bagshot – 40/40A High Street, Surrey GU19 5AZ
Retail Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Bagshot – 40/40A High Street, Surrey GU19 5AZ

Retail Premises to Rent



Property Features:

- Comprises ground floor retail shop
- Option to rent residential flat above
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Occupies a prominent position on the main retail thoroughfare, with occupiers close by include Co-Op Food, Public House, Nail Salon, Opticians, Hair and Beauty, amongst others.

Property Description:

Comprises ground floor retail shop, previously t/a Dry Cleaners. The property provides residential flat above which can be rented together with the shop, providing the following accommodation and dimensions:

Ground Floor: 56.67 sq m (610 sq ft)

Open plan retail, storage, wc

Residential Flat: 67 sq m (721 sq ft)

Total GIA: 123.67 sq m (1,331 sq ft)



Bagshot – 40/40A High Street, Surrey GU19 5AZ

Retail Premises to Rent



Terms:

Available on a new lease with terms to be agreed by negotiation

Retail Shop Only: £384.62 per week (PCM: £1,666.66)

Retail Shop & Flat: £576.92 per week (PCM: £2,500)

Deposit: £5,000/£7,500 (3 Months)

Rateable Value:

Rateable Value - £11,750 p.a.

Rates Payable - £0*

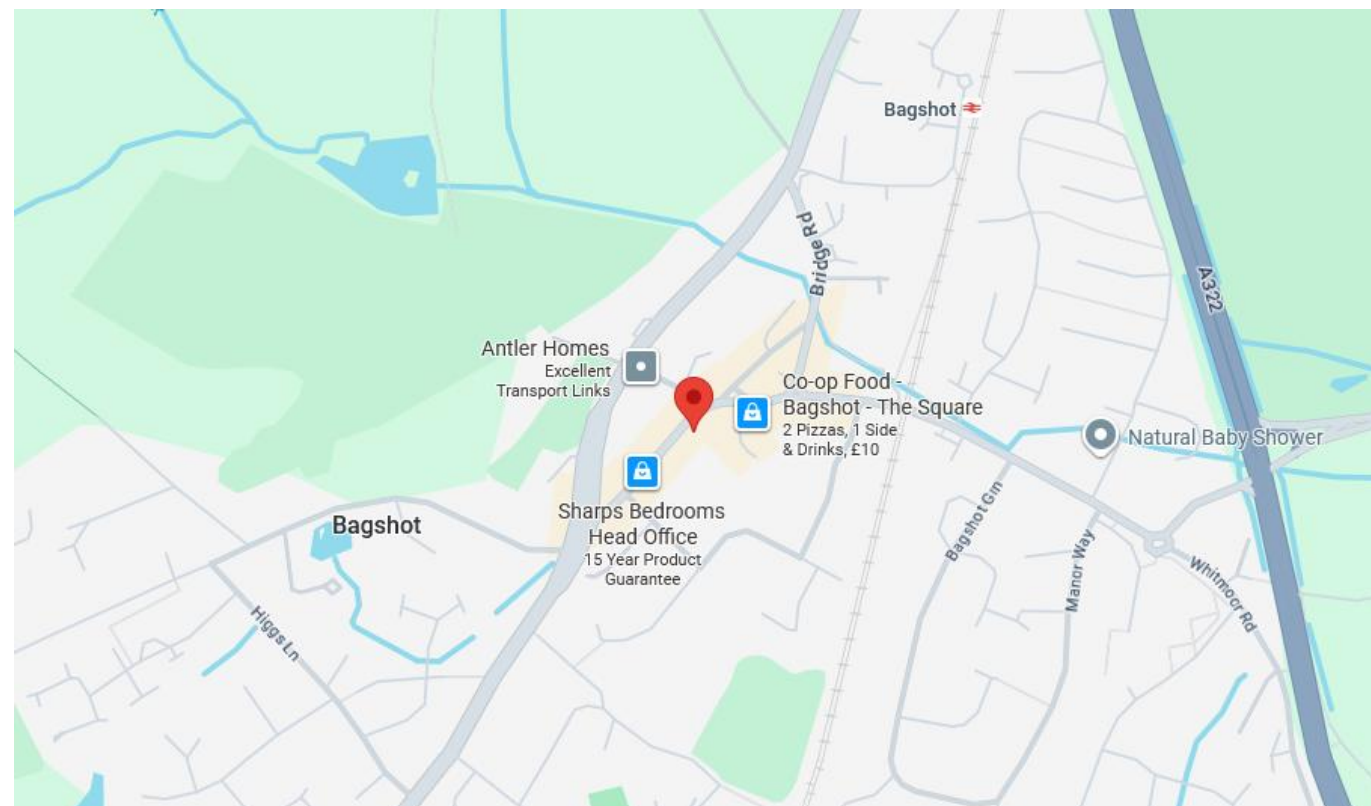
*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a E Rating. Certificate and further details available on request.

Location:

Located in the heart of Bagshot village centre, 40/40A High Street occupies a prominent position on the main retail thoroughfare, benefiting from strong footfall and excellent visibility. The property is surrounded by a mix of independent shops, cafés, and local amenities, serving a well-established and affluent community. Bagshot offers excellent transport links, with the railway station providing direct services to London Waterloo, and easy access to the M3 (Junction 3). Nearby towns such as Camberley and Bracknell enhance the catchment, while attractions including Ascot Racecourse and Windsor Great Park drive additional footfall.



Bagshot – 40/40A High Street, Surrey GU19 5AZ

Retail Premises to Rent

Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean
Senior Property Consultant
M: +44(0)7881 013606
E: daniel@bluealpine.com



Eric Yi
Property Consultant
M: +44(0)7342 484509
E: eric@bluealpine.com



Sam Georgev
VP Sales & Lettings
M: +44(0)7554 557088
E: sam@bluealpine.com



Callum Dormer
Sales & Lettings
M: +44(0)7766 753302
E: callum@bluealpine.com

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.



BLUE ALPINE

PROPERTY CONSULTANTS