

11-12 The Harrow Market Langley, Berks SL3 8HJ

**Shop / Offices
TO LET**



**2,234 sq ft
(207.57 sq m)**

Day and Bell



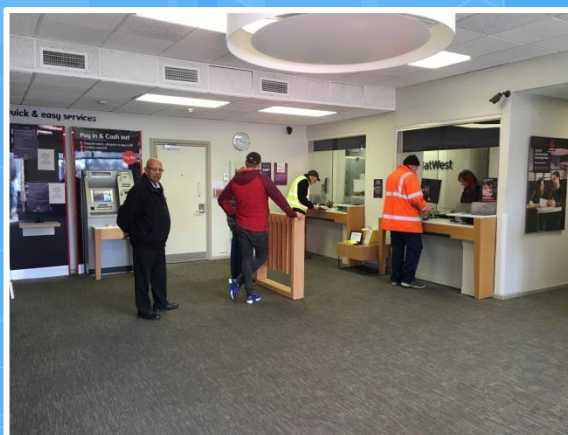


LOCATION: Situated in a prime position in The Harrow Market shopping centre, adjoining units are occupied by Budgens and the Post Office. Other traders include an optician, pharmacy and hair salon. Located in the Berkshire town of Langley, the centre has a large public car park and Langley station in less than half a mile away.

ACCOMMODATION:

Area	sq ft	sq m
Sales	2,234	207.57

TERMS & TENURE: A new full repairing and insuring lease at a rental of £42,000pa exclusive.



- A1 Retail or A2 Office Use
- Male & Female Bathrooms
- On-Street customer parking
- Two garages

BUSINESS RATES: RV 2017 £29,250. Applicants should verify the rates payable with the local authority.

VAT: All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

LEGAL COSTS: The incoming tenant to be responsible for our client's legal costs in connection with this transaction.

VIEWING STRICTLY BY APPOINTMENT. Please contact Tim Bell tim.bell@dayandbell.co.uk

Ref (529/007/002-TB)

Subject to contract



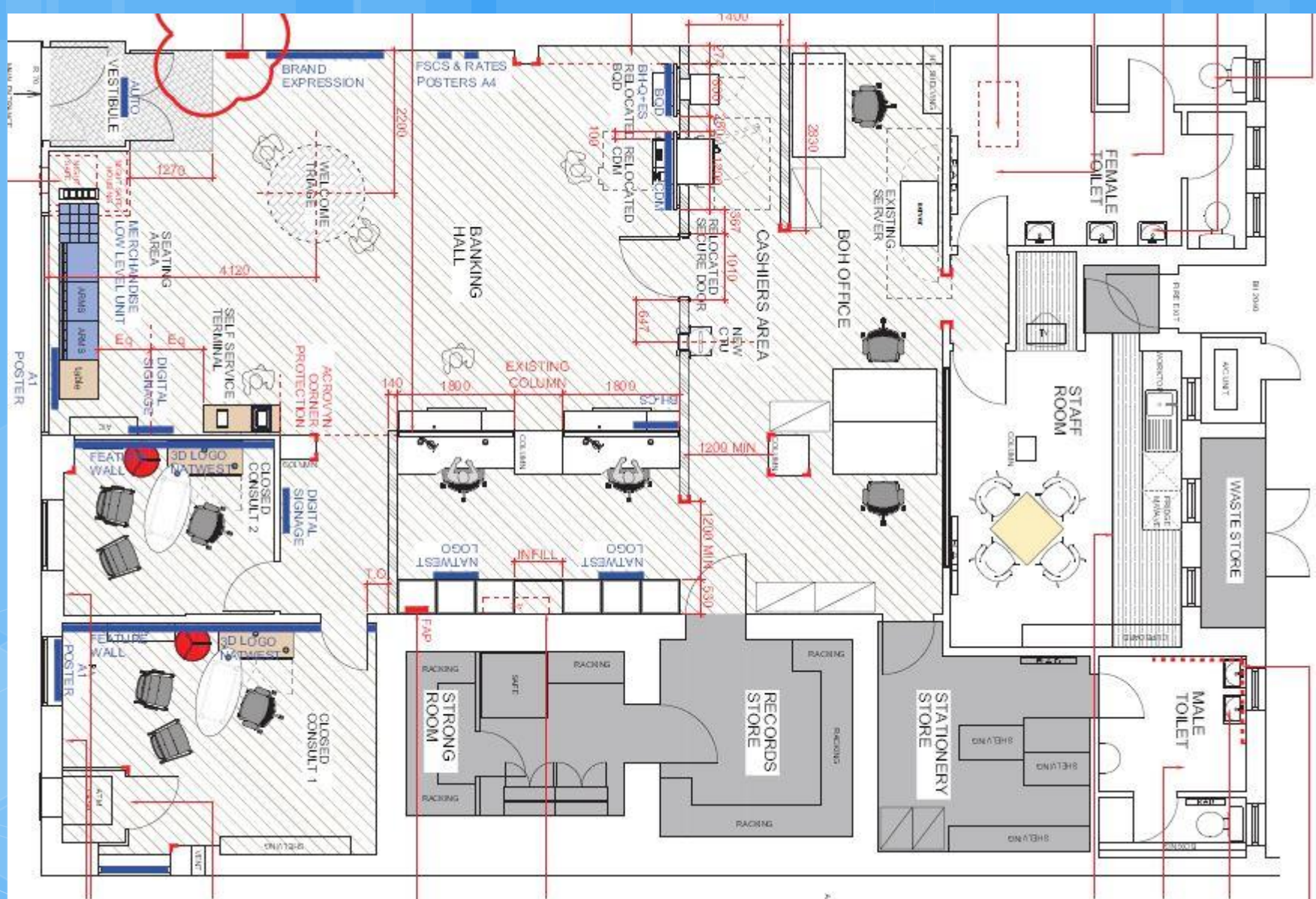
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Layout Plan 1:100 on A3

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