

Particulars

Commercial Property Surveyors

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**RARE FREEHOLD
SHOP/"CLASS E" PREMISES WITH
2 BEDROOM FLAT ABOVE**

FOR SALE FREEHOLD

**1,165 sq ft (111.0 sq m)
(PLUS TWO BEDROOMED FLAT)**

**** Suitable For Investors Or Owner Occupiers ****



**178/180 DUKES RIDE, CROWTHORNE, BERKSHIRE,
RG45 6DS**

- Retail/"Class E" Premises
- 4/5 Parking Spaces At The Rear
- Vacant Shop Premises
- Optional Workshop To The Rear
- Development Potential
- Let - 2 Bedroom Flat Above
- For Sale Freehold
- EPC Rating – 69 'C'

LOCATION

Crowthorne is a popular and affluent village/town located between Wokingham (4 miles), Bracknell (4 miles) and Sandhurst (2 miles) possibly best known as the home of the independent school, Wellington College. Local shopping facilities include, a cafe, a dry cleaners, a bakery, hairdressers, a barbers and a chemist. The premises are opposite Wellington Business Park and just 2 minutes walk from Crowthorne Railway Station (on the Reading to Guildford line) which provides direct services to not only Reading and Guildford but also Gatwick Airport. There is also a free short term public car park opposite.

DESCRIPTION

178/180 Dukes Ride is an attractive and prominent period terraced retail/"Class E" unit with a basement and a self-contained 2 bedroomed flat above. The flat has a private ground floor entrance, off Dukes Ride, 2 x bedrooms, a lounge, bathroom and kitchen. The shop has been maintained to a good standard and provides an attractive retail space with a large glazed shop front, feature lighting, heating and a recently fitted W.C. There is an ancillary area to the rear which includes a kitchenette and could be used for offices, storage, treatment rooms, etc.

There is a rear parking area (approx. 4/5 cars) plus a separate optional workshop/store at the very rear which is currently let off on an informal monthly basis. The shop is suitable for retail, office, industrial, clinic, café/restaurant and leisure uses. The adjoining property was converted in 2021 to provide 3 x 1 bed flats with the shop retained. Further details are available from the sole agents.

AREAS	Ground Floor Retail/Shop	534 sq ft	49.6 sq m
	Ground Floor Ancillary Area	331 sq ft	30.8 sq m
	Separate Workshop/Store (Let on a casual monthly basis)	330 sq ft	30.7 sq m
	Total Ground Floor Area Approx.	1,165 sq ft	111.1 sq m
	First Floor Flat Area Approx.	730 sq ft	67.8 sq m
	Total Approx Floor Area	1,895 sq ft	178.9 sq m

The above areas have been calculated on a gross internal basis from measurements taken on-site, the area of the flat has been taken from historical records. No account has been taken of the basement.

FOR SALE/INCOME

The property is for sale freehold, the shop is currently vacant and is also being offered on a new lease at a rent of £19,000 per annum exclusive. The flat is let on an AST at a discounted rent of £850.00 per month/£10,200 per annum. The rear store/workshop is let on a rolling monthly basis at £350 per month (£4,200 per annum). Total potential income is therefore £33,400 per annum. Further information is available from the sole agents.

PRICE

Offers are invited in the region of £480,000. We are advised that the premises are not registered for VAT and as such VAT will not be charged on the purchase price.

BUSINESS RATES

The ground floor commercial premises has a combined rateable value of £16,250. The small rate in the £ is 49.9p which equates to a total rates payable figure for the year April 24/25 of approx. £8,110.00. The flat is Council Tax band B.

POSSESSION AND VIEWING

Further details are available from the sole agents. Possession is subject to completion of legal formalities and subject to the residential AST mentioned above. Arrangements to look at the property can be made by contacting the sole agents;



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Misrepresentation Clause:

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