

Particulars

Commercial Property Surveyors

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SHOP/CLASS E PREMISES WITH OPTIONAL STORE/WORKSHOP TO THE REAR

TO LET

865 sq ft (80.4 sq m)

(OPTIONAL 330 SQ FT STORE/WORKSHOP)



178 DUKES RIDE, CROWTHORNE, BERKSHIRE, RG45 6DS

- Retail/"Class E" Premises
- Prominent Main Road Position
- Optional Storage/Workshop To The Rear
- Available Immediately
- 4/5 Parking Spaces At The Rear
- New Lease Direct From The Landlord

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, a hairdressers, a barbers and a chemist. The premises are opposite Wellington Business Park, Wellington College 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 public car park opposite.

DESCRIPTION

The property provides an attractive and prominent period terraced retail/"Class E" unit prominently positioned on Dukes Ride. 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. The space includes an ancillary area to the rear which includes a kitchenette and could be used for offices, storage, treatment rooms, etc.

To the rear there is a good size parking area (space for 4/5 cars) and an optional separate workshop/store facility available by separate negotiation, for an additional rent. The ground floor "Class E" space is suitable for retail, office, industrial, clinic, café/restaurant and leisure uses. The separate/optional storage/workshop area is currently let out on a flexible short term basis but can be made available with the shop by separate negotiation.

AREAS	Ground Floor Retail (Available May 24)	865 sq ft	80.4 sq m
	Optional Storage/Workshop Area	330 sq ft	30.7 sq m

The above areas have been calculated on a gross internal basis from measurements taken on-site.

TO LET

The existing shop is offered on a new internal repairing and decorating lease for a term to be agreed to be contracted out of the security of tenure provisions of the landlord and tenant act 1954. Any longer lease will include periodic and upward only rent reviews. The lease will be subject to a service charge to enable the landlords to recover a fair proportion of costs incurred by them in the maintenance, repair, decoration, upkeep, etc., of shared parts and external parts of the property and the rear parking/access area. Further information is available from the sole agents.

RENT

£19,000 per annum exclusive payable quarterly in advance on the usual quarter days. Flexible lease terms would be considered. We are advised that VAT is not charged on the rent. Please note, leasing the optional Storage/Workshop area will involve an additional rental payment.

BUSINESS RATES

We understand that the ground floor premises have a rateable value of £16,250. The small rate in the £ is 49.9p which will equate to a rates payable figure for the year April 24/25 of approx. £8,110.00.

POSSESSION AND VIEWING

The premises are available immediately. Possession is subject to completion of legal formalities and arrangements to look at the property can be made by contacting the sole agents;



e mail: nigel.dickason@dbre.co.uk
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Misrepresentation Clause:

The particulars contained in these details are believed to be correct but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.