

# SHOP/CAFÉ PREMISES FOR SALE/TO LET



**500 Sq. Ft. (46.50 Sq. M.)**

Unit 3, 164-170 High Street,

**Crowthorne**

RG45 7AT

FOR SALE ON 999 YEAR LEASE

OR

NEW OCCUPATIONAL LEASE AT £15,000 P.A.X.

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Windsor office 01753 851251



## Location

The property is centrally located in Crowthorne High Street close to the new Library complex and a number of multiple retailers such as Costa Coffee and Lidl.

Crowthorne High street is a busy local shopping centre that serves a large and prosperous residential area. The town is situated just off the A321 between Bracknell (4 miles) and Camberley (6 miles).

## Description

The property comprises a fully fitted shop until recently trading as a café and with a prominent frontage to Crowthorne High Street.

## Accommodation

Net Frontage	28 feet
Built Depth	26 feet
Floor Area	500 sq.ft. (46.5 m <sup>2</sup> )

*Approx net internal area (NIA)*

## Terms

**For Sale:** on a new 999 year lease at a peppercorn rent at a price of £150,000 subject to contract

OR

**To Let:** on a new lease at a rent of £15,000 per annum exclusive.

## Business Rates

The billing authority is Bracknell Forest Borough Council

Rateable value: £15,500.00

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT payable on rent and sale price.

## Amenities

- Fitted Kitchen & WC
- Suspended Ceilings
- Modern Aluminium Shop Front
- 2 Demised Parking Spaces

## Energy Performance Rating

C-62

## Viewing and further information



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