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 | 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 ²)

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

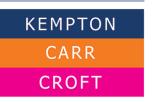


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PROPERTY CONSULTANTS