

KEMPTON

CARR

CROFT

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RETAIL UNIT IN PROMINENT TOWN CENTRE LOCATION WITH OR WITHOUT UPPER FLOORS

SUITABLE FOR A NATIONAL BRAND TAKE AWAY OPERATOR (s.t.p.)

TO LET



Retail unit 598 sq.ft. (55.52 sq.m.) approx N.I.A.
Upper Floors 652 sq.ft. (60.52 sq.m.) approx. N.I.A.

94 & 98 High Street
Crowthorne
RG45 7AT

- Town Centre Location
- A1 Planning Consent
- Garage & Upper Floors

Further services

Building surveying | Building defects and environmental analysis | Public sector consultancy | Valuations | Lease renewals and rent reviews
Land sales, planning and development | Landlord and tenant services | Commercial property agency & acquisitions | Expert witness & litigation
Project management and contract administration | Leasehold advisory | Commercial and residential property management | LPA receivership

Location

Crowthorne is located 4 miles South-West of Bracknell and 2 miles north of Camberley. Crowthorne has good road links to the M3 & M4 motorway network via the A312 & 13095.

Nearby retailers include Co-Op, Lidl & Costa Coffee.

Description

The accommodation can be found within a purpose built terrace. At ground floor level open plan retail accommodation can be found benefiting from full width & height glazed frontage with access to the rear for loading leading onto garage and car parking.

The accommodation also benefits from upper floors currently used as offices but originally built as a two bedroom split-level maisonette. There is potential to convert the offices back to staff accommodation subject to planning permission.

Amenities

- A1 Planning Consent with potential for A5 S.T.P.
- Open plan retail accommodation
- Excellent full width frontage to High Street
- Rear Loading
- With or without upper floors
- Garage

Terms

The ground floor retail unit is available on a new full repairing and insuring lease at a rental of £19,500 per annum exclusive, to include the lock up Garage & two car parking spaces to rear.

The upper-floors are also available at a rental of £8,250 per annum exclusive.

Accommodation

Approximate floor areas (N.I.A.):

Ground Retail	598 sq.ft. (55.52 sq m)
Garage	135 sq.ft. (12.50 sq m)
Offices	652 sq.ft. (60.52 sq m)
Total	1,385 sq.ft. (128.54 sq m)

Business rates / EPC

Rateable Value:

Qualifying occupiers could benefit from full rates relief.

Retail £13,250 / Offices £6,000

We suggest this amount is verified directly with the ratings officer.

EPC:

Retail Unit C 71 / Upped floors D 95

Viewing

For viewing and further information please joint sole agents:

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