

# FREEHOLD HOUSE/RETAIL PREMISES FOR SALE



**2,237 Sq. Ft. (207.83 Sq. M.)**

Froxfield

Beehive Road

Amen Corner

**Binfield**

Berkshire RG12 8TR

**POTENTIAL REDEVELOPMENT/CONVERSION (STP)**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

The premises are located on Beehive Road, an established residential area on the edge of Binfield parish, close to the B3408 London Road and approximately two miles west of Bracknell Town Centre. There are good local road communications with the A329M within a mile which in turn connects with the M4 and Junction 10 whilst Bracknell railway station is some two miles away providing regular services to London Waterloo and Reading.

The property is located in the area known as Amen Corner which is currently seeing significant new residential development including the Blue Mountain Golf Course.

## Description

The property comprises of substantial 1950's detached house with retail premises at the front on a plot of approximately 5th of an acre.

The retail unit is self-contained with its own facilities and parking to the front for 6 vehicles.

The house provides substantial accommodation with 5 bedrooms on 2 floors plus covered area outside with double garage and good size garden to the rear.

## Amenities

- Development/conversion potential
- Site 0.2 acre
- Suitable for a number of trades and businesses
- Potential to convert (STP)
- 6 parking spaces
- Good communication links

## Energy Performance Rating

TBC

## Accommodation (Approx N.I.A.)

	Sq. Ft.	M <sup>2</sup>
<u>Ground Floor Retail Area &amp; Staff room</u>	992	92.2
<u>Ground Floor Residential</u>		
Kitchen	142	13.2
Reception	316	29.44
Dining Room	130	12.08
WC Lobby (not measured)		
<u>First Floor Residential</u>		
Bedroom 1 With En-suite	137	12.75
Bedroom 2	144	13.42
Bedroom 3	136	12.72
Bathroom and WC (not measured)		
<u>Second Floor Accommodation in Loft</u>		
Bedroom 1	126	11.79
Bedroom 2	110	10.23
Plus Double Garage and Covered area		
<b>TOTAL</b>	<b>2,237</b>	<b>207.83</b>

## Terms

The freehold is available with full vacant possession for offers in excess of £700,000.

## Business rates

The billing authority is Bracknell Forest Council

Shop Rateable value: £5,700

We understand the house is in Council Band E.  
Rates Payable 2019/20: £1,989.72

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.

We understand VAT will not be levied on the sale price.

## Viewing and further information



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