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)



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

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

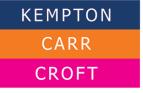


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PROPERTY CONSULTANTS