

# TOWN CENTRE BUILDING WITH AMPLE CAR PARKING FOR SALE – TO LET



**3,326 SQ.FT (309 SQ.M)** approx N.I.A.

**Whynscar House**

Grenville Place

The Ring

**Bracknell**

RG12 1BP

**SUITABLE FOR OFFICE, CHILDREN'S NURSERY & MEDICAL  
CONSENTED E-CLASS PLANNING PERMISSION**

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## Location / Description

The property is centrally situated within Bracknell adjacent to the new Lexicon Shopping Centre, with multiple national retailers and restaurants within.

An extended Grade II listed property benefiting from open-plan offices at ground and first floor levels, various cellular offices, impressive boardroom with period features, kitchen, male / female WC's and shower.

The second floor provides further WC, storage and snug area. Within the past 24 months the building has had two new boilers installed.

The property has a large private car parking area suitable for in excess of 10 vehicles.

The Local Authority has confirmed in writing that the property has a Certificate of Lawfulness. The property benefits from the new E-Class Planning Permission for multiple uses such as office, leisure, nursery etc.

## Accommodation (approx net internal area)

	Sq.Ft.	Sq.m
<b>Ground floor</b>	1,625	151
<b>First floor</b>	1,466	136.2
<b>Second floor</b>	235	21.8
<b>Total</b>	3,326	309

## Terms

Guide price of £895,000 sought for the freehold. A new lease is available at £75,000 per annum exclusive.

## Business Rates

The rateable value is £52,871

We suggest this amount is verified by contacting the ratings officer at Bracknell Forest Council and the amount payable.

## Energy Performance Rating

Grade II listed

## Legal Costs/VAT

Each party to bear their own professional and legal costs throughout the sale process.

VAT is **NOT** applicable on this property.

## Viewing

The property is vacant, viewing by appointment.



## Viewing and further information

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