



Retail Investment Opportunity

Brookers Corner

Crowthorne, RG45 6ST

Investment, Retail

FOR SALE

989 sq ft

(91.88 sq m)

- Great Visibility to Passing Drivers
- Let on an FRI basis until Dec 2032
- Short Walk from Crowthorne High Street
- Yard/Parking Space to the Rear of the Property
- Development Potential (Subject to Planning)
- Easy Access to M4 (J10) and M3 (J3 & J4)

Brookers Corner, Crowthorne, RG45 6ST

Summary

Available Size	989 sq ft
Price	£215,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (52)

Description

An opportunity to acquire a self-contained, single-storey retail unit situated in a prominent and highly visible position. The property comprises an open-plan retail area, a storage room, kitchenette, and WC facilities. To the rear, there is a yard area currently used for parking and by the Tenant for storage containers, offering added potential for future development.

Location

The property is located on the B3348 and Old Wokingham Rd roundabout just a short walk away from Crowthorne High Street, a lively high street which contains a mix of local and national businesses. Crowthorne Train Station is just a short drive away and the M3 and M4 can be easily accessed by J.4 and J.10 respectively.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	989	91.88	Available
Total	989	91.88	

Viewings

By arrangement directly with the agent: Page Hardy Harris

Terms

Available freehold.

Lease Terms

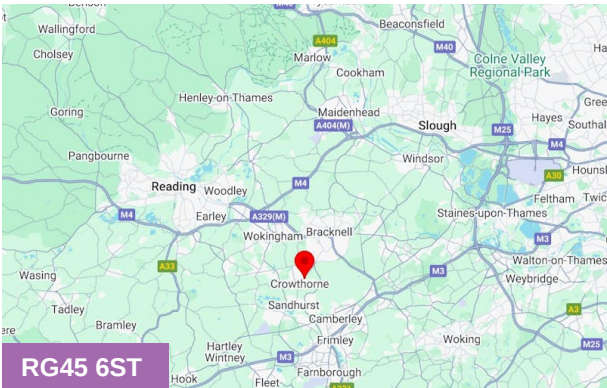
The unit is let on a 10 year FRI lease (contracted outside the 1954 Act) until 1st December 2032 at a passing rent of £15,000pa exclusive. There is a Rent Review on the 1st December 2028. The Tenant (details available on request) has traded from the premises since 2022 as a Scuba Diving Business.

Legal Fees

Each party will be responsible for their own Legal Fees.

VAT

All figures are quoted exclusive of VAT which we understand will NOT be chargeable.



Viewing & Further Information



Iestyn Harris
01344 312724 | 07701 223733
iestyn@pagehardyharris.co.uk



Lucy Kirkup
01344 312722 | 07833 509532
lucy@pagehardyharris.co.uk



Helen Bewsey
01344 669009
helen@pagehardyharris.co.uk



Nick Hardy
01344 312723 | 07715 032429
nick@pagehardyharris.co.uk