



Ground floor retail premises

25-29 High Street

Crowthorne, RG45 7AD

Retail

TO LET

562 sq ft

(52.21 sq m)

- Prominent location on the High Street
- Available immediately
- 2 allocated parking spaces in private car park
- Suitable for a range of class E uses
- Dual aspect frontage providing excellent visibility

Summary

Available Size	562 sq ft
Rent	£22,000.00 per annum
Rates Payable	£7,360.25 per annum approx, from April 2023.
Rateable Value	£14,750
Service Charge	c.£1,600 pax - subject to annual variances
Car Parking	2 allocated parking spaces
EPC Rating	A (21)

Description

This modern, ground floor retail premises benefits from a dual aspect frontage providing prominent visibility on the busy High Street. The unit comprises of retail space, rear kitchenette & WC. The premises benefits from 2 allocated parking spaces in a private car park to the rear and there is ample public parking nearby.

Location

This premises is located in the centre of Crowthorne's vibrant high street which boasts a good mix of independent and national retailers. Public parking is conveniently located nearby. Crowthorne train station is only a short drive away from the property along with the renowned Wellington College and new residential developments such as Bucklers Park. The M4 and M3 are within 5 miles from the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	562	52.21
Total	562	52.21

Viewings

By prior appointment with the agent: Page Hardy Harris

Terms

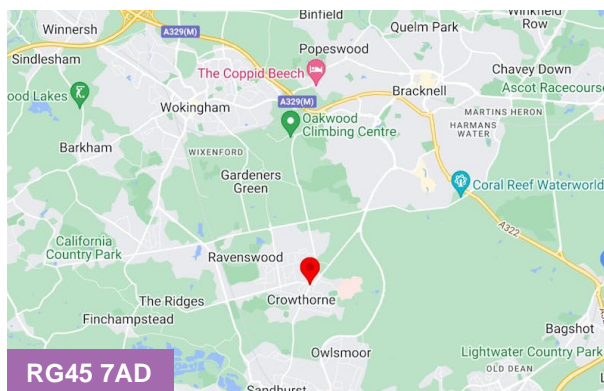
Available on a new lease for a term to be agreed. The lease will be direct with the Landlord.

Legal Fees

Each party will be responsible for their own legal fees.

VAT

All figures quoted are exclusive of VAT which we understand is chargeable.



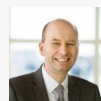
Viewing & Further Information



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