

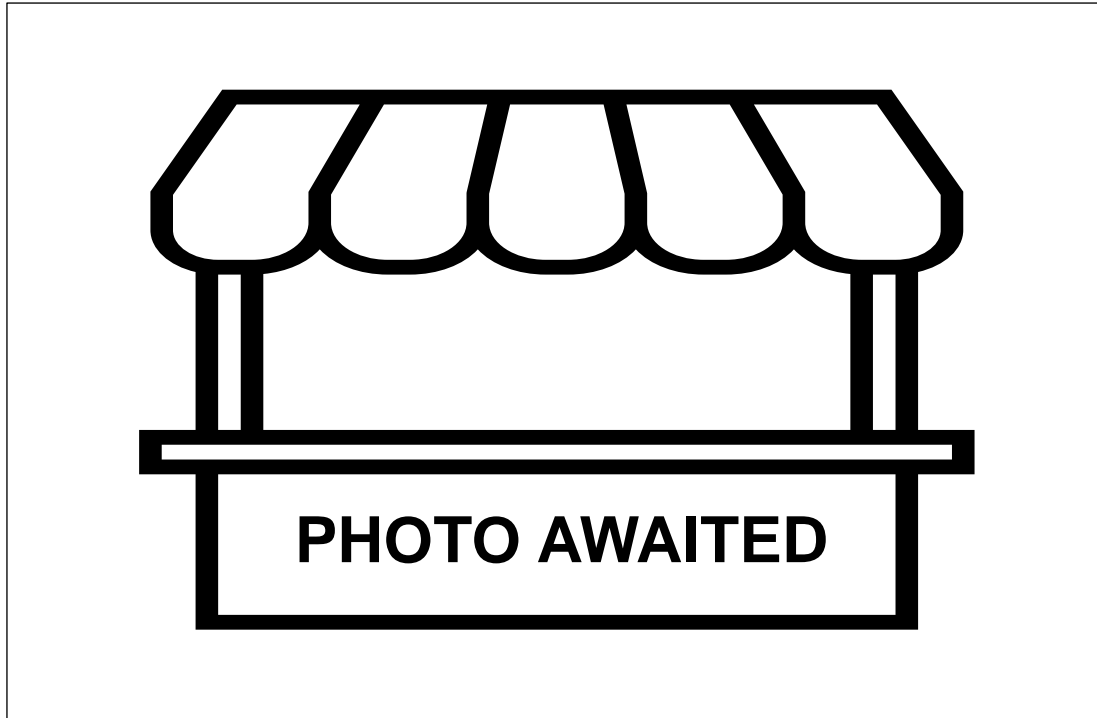


www.martinpole.co.uk

Martin & Pole
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents



TO LET – New lease. Modern double frontage with central door
Busy secondary location in residential area
About 880 sq. ft. 21'3 internal frontage
With small private rear garden

Suitable for a range of uses including shops, restaurant, offices, medical and health services (for example dentist or vet) or indoor sports facilities (gymnasium)
Maybe of particular interest to a hairdressers

Unrestricted customer road parking
2 private car parking spaces to the rear

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or wokingham@martinpole.co.uk



Rent £15,000 per annum exclusive

Wallis House
27 Broad Street
Wokingham
RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

The Auction House
Milton Road
Wokingham
RG40 1DB
T: 0118 979 0460
a@martinpole.co.uk

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

Associated Office:
16 The Parade
Silverdale Road
Earley Reading RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

www.martinpole.co.uk

Greenwood Road, Crowthorne RG45 6QX

- LOCATION:** In an established, mainly residential part of Crowthorne and surrounded by modern housing estates and residential roads, thereby offering a good potential customer base. Crowthorne is within the popular Wokingham/Bracknell/Camberley triangle with good road and rail communications.
- DESCRIPTION:** An exceptionally well-presented retail unit which forms part of a parade of 6 shops including 2 occupied by a convenience store. The premises might particularly appeal to a hairdresser and could provide a tanning room and beauty room. Also, modern kitchen and modern bathroom with toilet. Recently refurbished, very well presented. Air Conditioning unit.
- ACCOMMODATION:** 21'3 gross internal area x 28'3 deep.
Also tanning room 8'3 x 8', beauty room 8'6 x 7'6, kitchen 11'6 x 9'2 and toilet with WC.
Outside there is rear access and a small rear garden
Parking for 2 vehicles
- TENURE:** The property will be offered with a new lease
- RENT:** £15,000 per annum. Each party to pay their own legal fees.
- BUSINESS RATES:** £9,800 per annum
NB. Small business users may be eligible for exemption from payment of rates.
- VIEWING:** Strictly by appointment with the Landlord's sole agents
MARTIN & POLE
Telephone: 0118 978 0777
Email: wokingham@martinpole.co.uk

Folio No.: DCA/33233/October 2023/RAH

CODE FOR LEASING BUSINESS PREMISES:

We strongly recommend a prospective Tenant or Purchaser takes professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing to or signing a business tenancy agreement. The Code is available on the RICS website. [Click Here](#)

IMPORTANT NOTE:

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, and fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances, and fittings (if any) is investigated by you or your advisers before you finalise your offer or enter into a contractual commitment.

0118 978 0777