



Retail Investment

1 Crown Corner

High Street, Crowthorne, RG45 7AD

Investment, Retail

FOR SALE

758 sq ft

(70.42 sq m)

- Retail unit within a recently completed development
- Funeral Directors Investment with a lease until 2031
- Well established tenant with solid accounts
- Rent review due in August 2026
- High Street location
- 999 year lease/virtual freehold

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Summary

Available Size	758 sq ft
Price	£300,000.00
Rates Payable	£10,603.75 per annum approx, from April 2023.
Rateable Value	£21,250
EPC Rating	A (23)

Description

An excellent investment opportunity with a commercial letting in a recently completed high quality development. Prominently located at the entrance to the High Street in the affluent Berkshire town of Crowthorne. There is rear access along with two covered private parking spaces.

Location

The property is located on Crowthorne High Street. Other occupiers on the high street include Lidl, the Co-operative supermarket, Costa Coffee and a number of pubs and restaurants. Crowthorne Railway Station is just a short drive away. Junction 4 of the M3 is approximately 4 miles drive and Junction 10 of the M4 is approximately 6 miles drive.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	758	70.42
Total	758	70.42

Viewings

Strictly by arrangement with the sole agents Page Hardy Harris.

Shop Lease

Shop 1 - Let until 26 August 2031 on an effective FRI lease, with a rent review and Tenant break option in August 2026. Passing rent of £23,000pa. Outside The Act.

Tenure

For sale on a 999 year long lease at a peppercorn ground rent.

OR

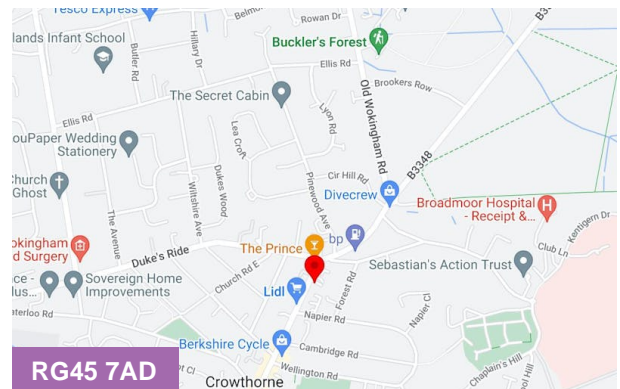
Available freehold with the benefit of additional ground rents from another commercial unit and residential flats via separate negotiation.

Legal Fees

Each party will be responsible for their own Legal Fees.

VAT

All figures are quoted exclusive of VAT, which we understand is not chargeable.



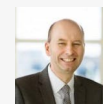
Viewing & Further Information



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