



DUE FOR COMPLETION AUTUMN 2024

Newly Built, Retail Development For Sale in Crowthorne

Bucklers Park Retail Centre

Bucklers Park, Crowthorne, RG45 6HQ

Retail

FOR SALE

6,124 sq ft

(568.94 sq m)

- 3 Brand New Retail Units, including Co-Op Convenience Store
- Set amongst a Development of over 1000 New Homes
- Close to the Community Hub, Care Home, Sports Facilities & Allotments
- Plentiful Communal Parking
- On outskirts of the affluent Town of Crowthorne

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Summary

Available Size	6,124 sq ft
Business Rates	TBC
Service Charge	£0.80 per sq ft Approx. for 2024
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Built by CALA Homes/Legal & General, this Retail Investment comprises of 3 ground floor units (plus long leasehold of 13, 1st floor residential units - ground rent only). The Convenience Store is Let to Mid-Counties Co-Op. The 2 smaller units are in the process of being Let.

This property is set in the heart of Bucklers Park, a new residential development located next to 100 acres of wildlife, woodland and green park space. This community, boasting over 1000 new homes, is also served by a Community Hub, Care Home and Sports Facilities. The TRL Commercial Centre, Crowthorne House, is also located nearby with up to 700 occupants.

For Units 2 & 3, these can be taken as one combined unit or 2 individual units. Ideal use for these units are medical, dental, health or veterinary use, whose services can be utilised by Bucklers Park and neighbouring Crowthorne residents. They are not suitable for restaurant/takeaway.

These Retail Units offer 20 parking spaces for staff/customers.

Please contact the Agent for more details on rental terms and sale price

Location

Bucklers Park is located on the outskirts of the affluent town of Crowthorne. Only 5 minutes to Crowthorne Rail station and 9 minutes to Bracknell mainline station there are regular rail services to both Paddington and Waterloo. The M4 and M3 are a short drive away offering commuters good access to London, Heathrow, M25, The West and South

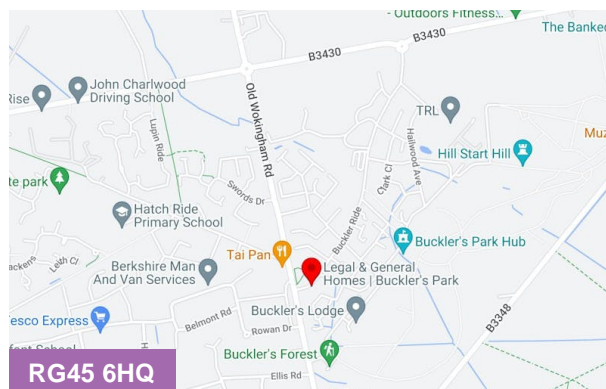
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 1 (Convenience Store)	4,098	380.72	Let
Ground - Unit 2	1,376	127.83	Available
Ground - Unit 3	650	60.39	Available
Total	6,124	568.94	

Viewings

By Arrangement with the Agent Only



Viewing & Further Information



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