

TO LET

Unit 95-97

1,720 sq.ft

(159.8 sq.m)

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Retail space to let
95-97 Crockhamwell Road

Suitable for Class E Usage

All Enquiries

Michael Saville
01628 520400
07903 226 442

Fiona Brownlock
01628 520400
07903 226 442



BRETT ANCHOR EVOLVE
unit 95-97



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M

81-107 CROCKHAMWELL ROAD

Reading
Berkshire
RG5 3JP

Nearby Retailers Include

Iceland
COSTA



WAITROSE
& PARTNERS



LOCATION

Woodley is a vibrant, pedestrianised district shopping centre which benefits from extensive and economic surface car parking and a central performance area which is well used giving the centre an excellent community hub. The centre is anchored by a large Waitrose and also benefits from having over 50 other retail units with a broad mix of multiple and independent retailers.

DESCRIPTION

The subject comprise a ground floor lock up retail unit with a glazed frontage. Internally, the premises comprise an open plan area, with staff facilities. The property also benefits from on-site parking to the rear of the parade.

UNIT SIZE

Ground Floor: 1,720 sq.ft (159.8 sq.m).

RENT

£49,000 PAX

RATEABLE VALUE

Rateable Value: £46,250. Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £7,500 – estimate for YE 31/12/2026 + VAT.
Insurance 26/27: £961.40 + VAT.

ENERGY PERFORMANCE

Rating C:66. Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

**24**

Lettable Units On-Site

**37,507 sq.ft**

Total Area

**What Three Words**

fetch.codes.first



81-107 CROCKHAMWELL ROAD

SITE PLAN

SHEET ANCHOR EVOLVE

part of M[®]Core



Michael Tsimekis

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Viewing
Strictly via prior appointment
with the appointed agent:

Hicks Baker

Fiona Brownfoot

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