



95-97

Crockhamwell Rd,  
Reading, Berkshire,  
RG5 3JP

Occupiers Include



# CROCKHAMWELL ROAD

95-97

## DESCRIPTION

This property, build c. 1973, features a brick build with a combination of flat and slated roof construction. The ground floor retail parade features nine units with a variety of popular national retailers such as Iceland, Boots, Santander and Oxfam, as well as local independent tenants.

## UNIT SIZE

Total Area: 1,720 sq.ft. NIA (159.8 sq.m.)

## RENT

£48,000 per annum exclusive

## RATEABLE VALUE

£46,250. Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

## SERVICES

All mains services are available.

## SERVICE CHARGE & INSURANCE

Service Charge: £5,574.51

Insurance: TBC.

## EPC

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

Retail Units On-Site



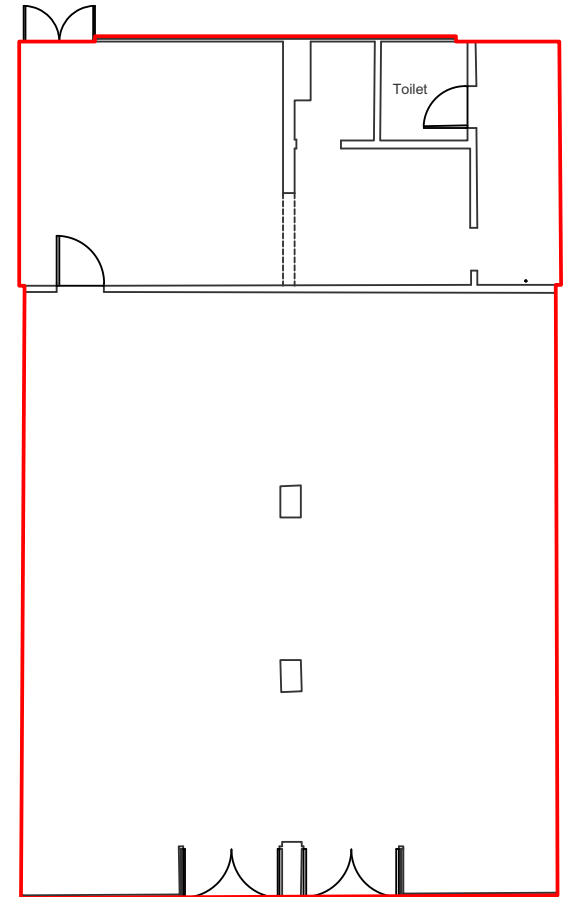
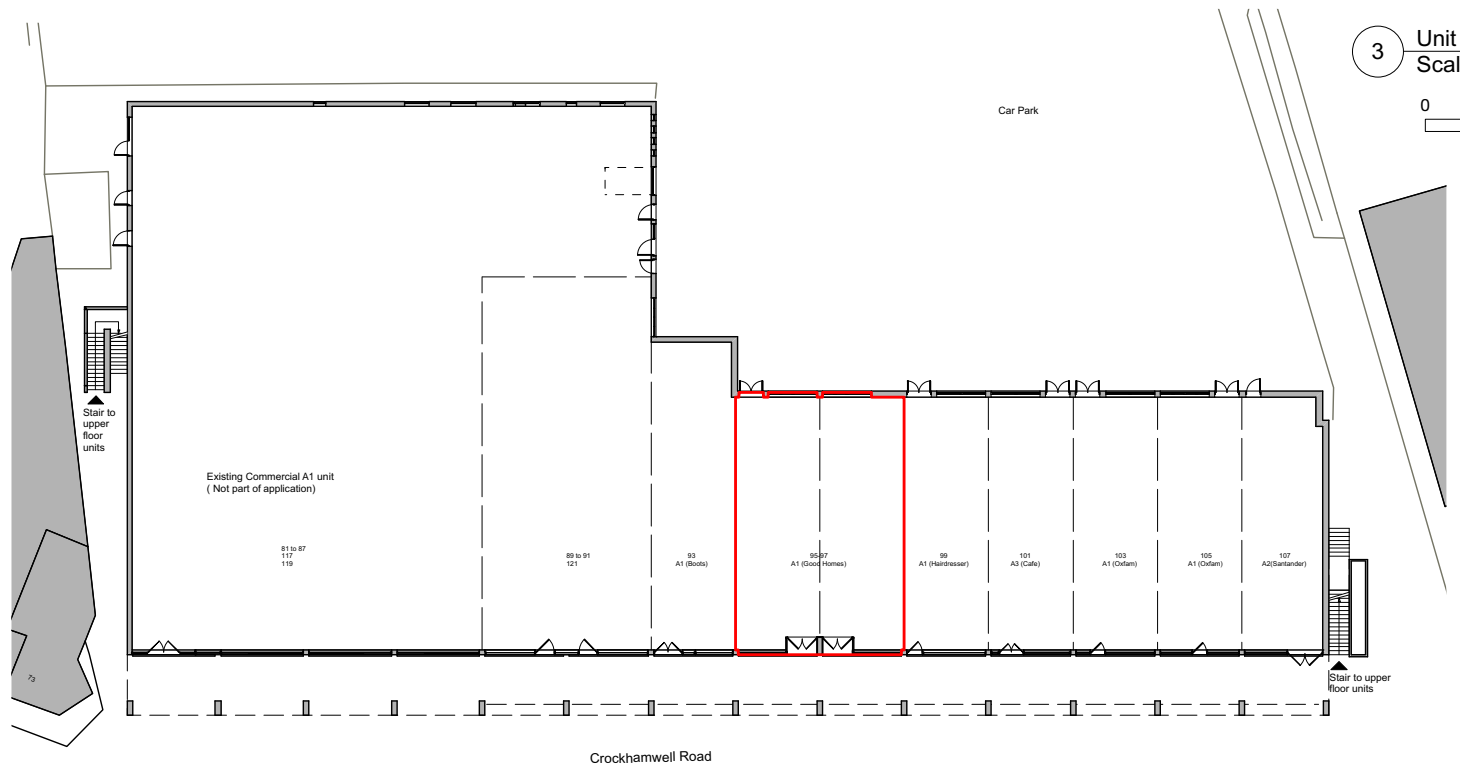
37,507 sq.ft

Total Area



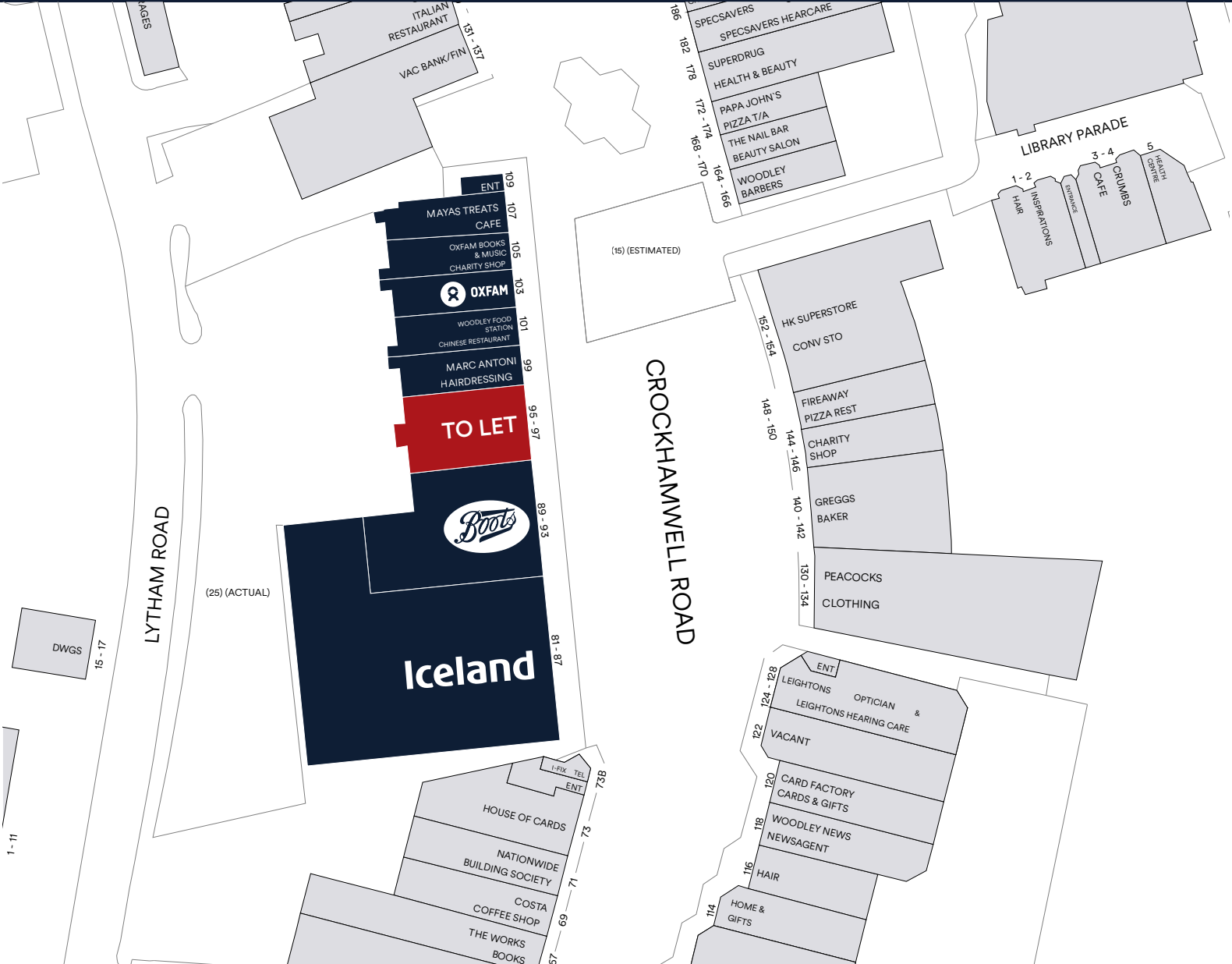
What Three Words

fetch.codes.first



# CROCKHAMWELL ROAD

# SITE PLAN



## SHEET ANCHOR EVOLVE

part of M<sup>Core</sup>

0207 228 6508  
info@saevolve.com

**Viewing**  
Strictly via prior appointment  
with the appointed agents:

**ROCHE**

01603 619876  
roche@survivors.co.uk

Retail

**Adrian Fennell**

01603 756334  
adrian@rochecs.co.uk



**Rory Gittins**

07721 127212  
rory@cited.co.uk

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