hicks baker
commercial property

Retail



To Let

95-97 Crockhamwell Road, Woodley RG5 3JP

- Ground floor retail
- Highly prominent
- Located in pedestrainised area of Woodley
- Air conditioned unit
- 1 car parking space
- Rear service area for loading and unloading
- Excellent public car parks
- Occupiers close by Waitrose, Boots, Costa Coffee and several independent retailers

Ground floor retail sales	1,231 sq ft	**Rent**	£50,000 p.a. exclusive
Ancillary	490 sq ft	**Est. Service Charge y/e 31/12/2026**	£7,500 p.a.
TOTAL	1,721 sq ft	**Est. Buildings Insurance 26/27**	£961.40 p.a.
ITZA	1,027 units		

For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk









USE	**Class E**
TENURE	Leasehold
TERM	A new lease is available direct from the Landlord on terms to be agreed.
RATEABLE VALUE	£46,250. 2026 List
EPC	**B** rating. Expires 11th April 2033.
VAT	VAT is payable

Fiona Brownfoot

Retail and Leisure

E: f.brownfoot@hicksbaker.co.uk

T: +44 (0) 7770 470214



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RICS

Transaction Management Advice

Lease code

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website here.

Misrepresentations Act 1967

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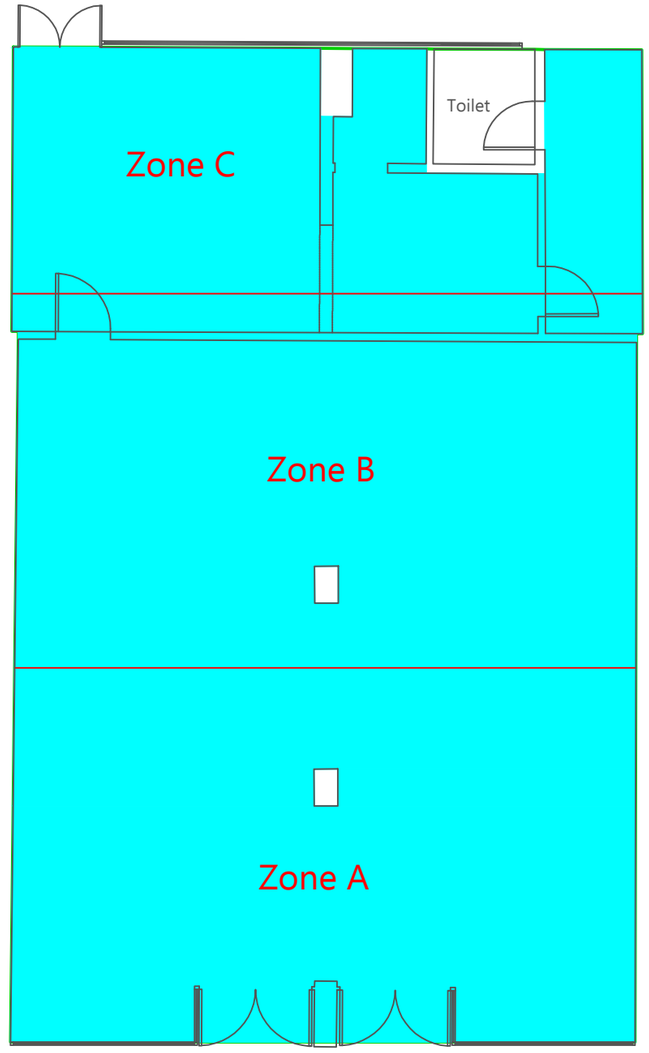


Ground Floor

Net Internal Area	ITZA	Gross Internal Area
159.76 sq m 1,720 sq ft	101.61 sq m 1,094 sq ft	164.74 sq m 1,773 sq ft

Site

81-107 Crockhamwell Road, Woodley

Units 96-97 (Good Home)

Revision	Job No	Date
001	124	14/05/24
Scale	**Drawn By**	**Checked By**
1:200@A3	DB	DE

Notes:

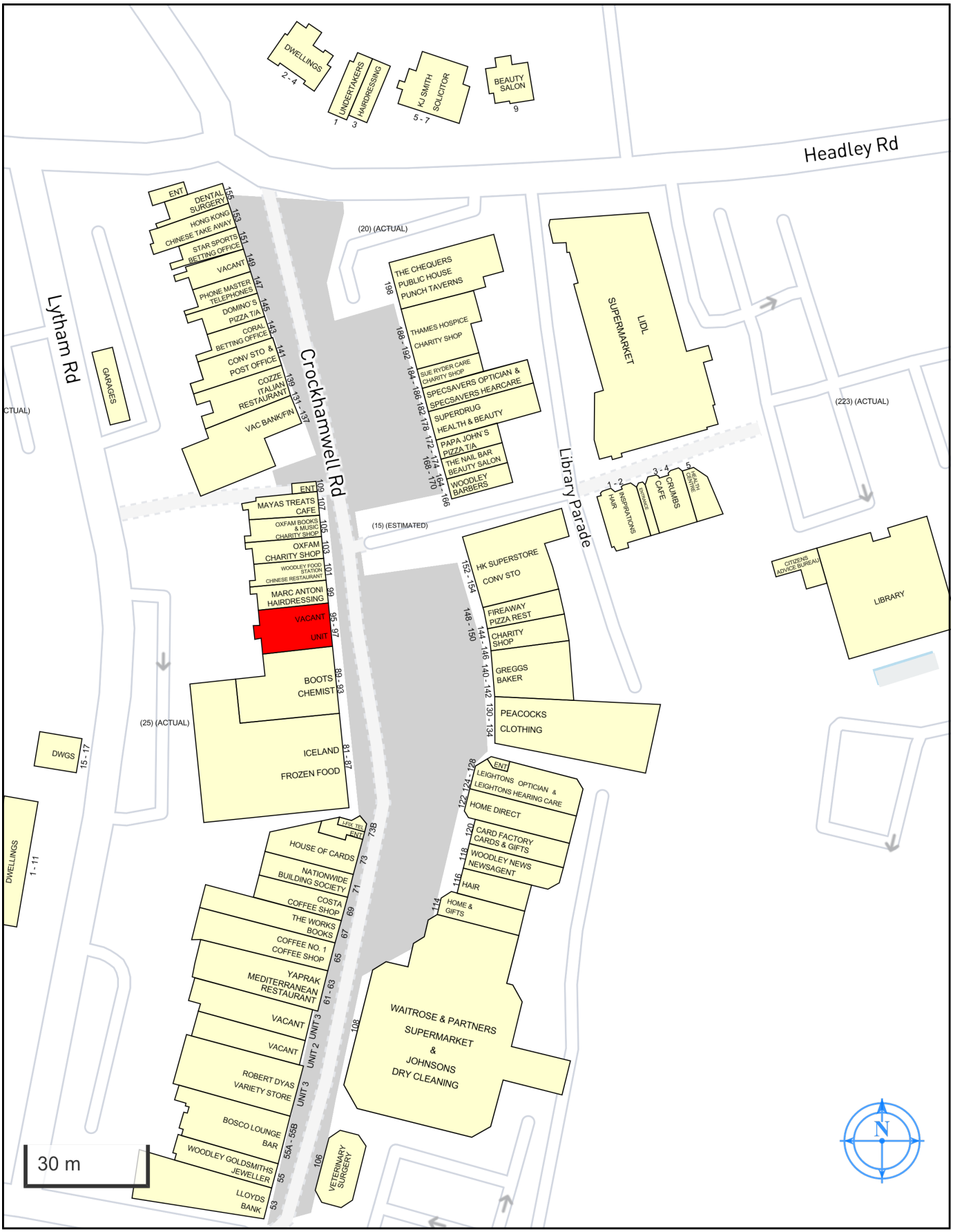
- Dimensions are measured in meters
- Areas converted from m^2 to ft^2 using a factor of 10.764.
- All dimensions should be checked on site prior to construction.
- Hatching indicates inaccessible areas where a professional estimated has been made
- Assumed wall lines are shown as dashed.

9 Bartle House
Manchester
M2 3WQ

W: robertsonelliot.co.uk

Woodley (95-97 Crockhamwell)

Modified: 20-Aug-26 14:17:41 / Surveyed: 01-May-25



Ordnance Survey

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