

Excellent unit



Shop 9 Oakmede Place, Binfield, Bracknell, RG42 4JF

A great opportunity to rent a restaurant / retail unit in this modern popular village centre parade in the Bracknell / Wokingham catchment.

Available Size	883 sq ft / 82.03 sq m
Rent	£29,850 per annum subject to contract and financial status
Rates Payable	£7,500 per annum interested parties must verify with the local authority Bracknell Forest Council.
EPC Rating	C (51)

KEY POINTS

- Modern unit in a popular parade
- Great catchment and good parking
- Available on a new lease

Description

A modern self contained lock up shop / restaurant with a reverse frontage and excellent natural light, fronting onto a large customer car park. The premises have traded as a restaurant since 1982. Available with full vacant possession.

Location

Situated in a central position forming part of several retail units in this village parade, next to the library, and fronting a large car park. Close to excellent road and rail links, the location retains the feel of a rural village whilst forming part of the Bracknell Wokingham catchment areas, Binfield being a central Thames Valley location.

Binfield is a thriving community, with a good selection of shops and amenities at its heart. There's a popular primary school, a modern library, several pubs, a post office, bakery, chemist, surgery, local shops.

An ever expanding catchment. Berkeley Homes have recently completed their 65 acres residential scheme Woodhurst Park, The Fairways on the former Blue Mountain golf course development provides more housing and a new school, partly completed. At Jealott's Hill, a recently proposed development by Syngenta AG for 4,000 new homes including 1,400 affordable homes as part of the overall allocation and a total of 132,800 sqm (1,400,000 sq.ft.) of employment floorspace.

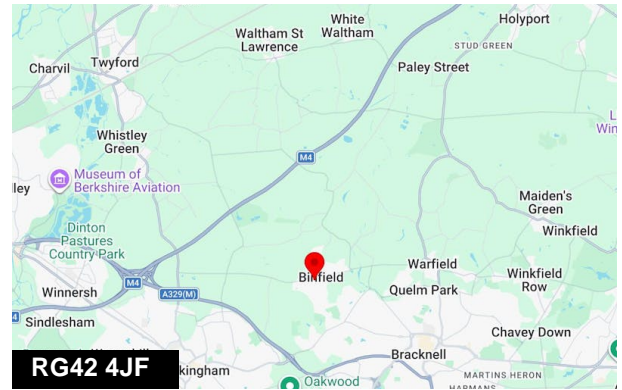
Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	Description	Size	sq ft	sq m	Availability
Ground - Restaurant / Retail	Ground	Restaurant / Retail	640 sq ft	640	59.46	Available
Ground - Bar	Ground	Bar	67 sq ft	67	6.22	Available
Ground - Kitchen / Ancillary	Ground	Kitchen / Ancillary	176 sq ft	176	16.35	Available
Total				883	82.03	

Terms

Available on a new lease at a rental guide of £29,850 p.a.x. subject to contract and financial status



Viewing & Further Information

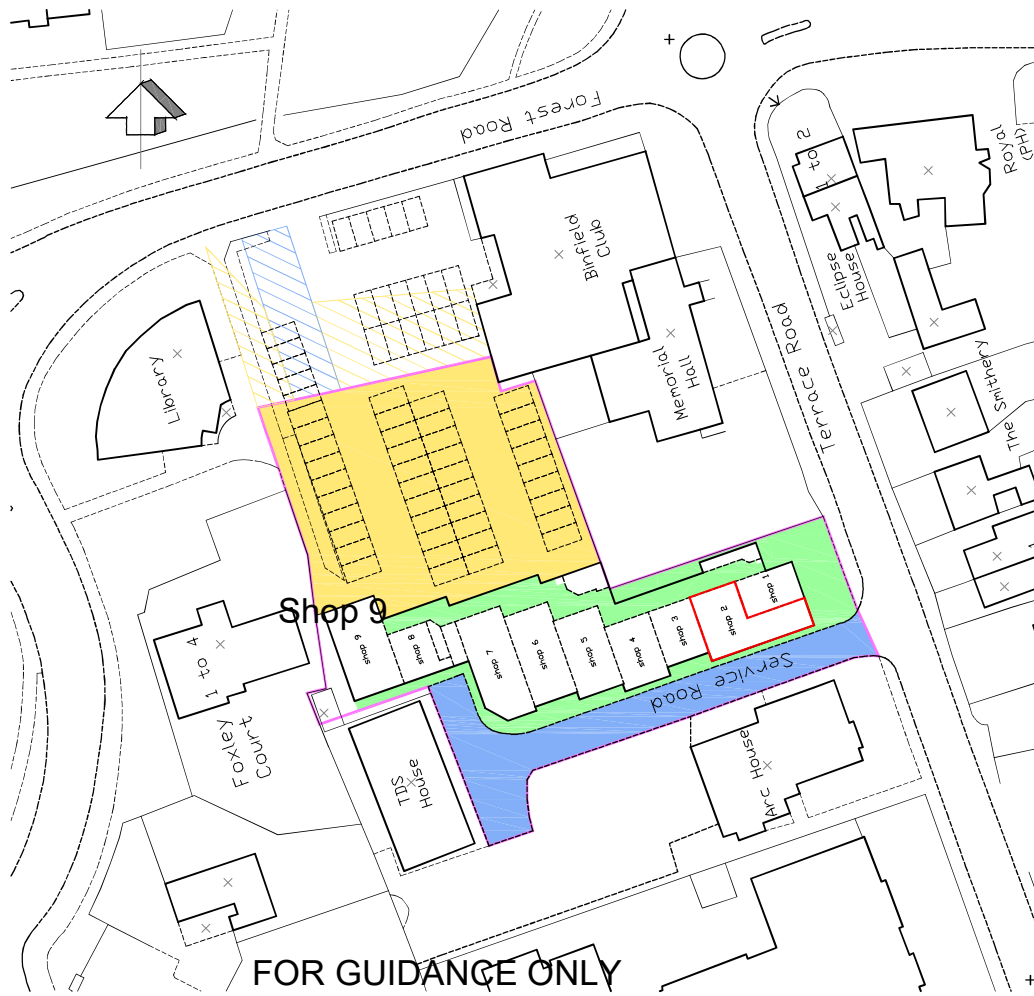
Christopher Thomas

01753 839390 | 07770 768342

ct@chthomas.com

MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed. FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services. Floor areas are approximate and strictly for guidance only. Generated on 23/06/2026





© This drawing is the copyright of SORBON ESTATES
 All dimensions and levels must be checked on site
 and verified prior to construction

Notes

Rev.	Description	Date

Project
 'Oakmede'
 Terrace Road
 Binfield
 Berkshire

Drawing Title
 Refer to
 Shop 2
 Shop 9

SORBON
ESTATES

'Sorbon', Aylesbury End, Beaconsfield,
 Buckinghamshire, HP9 1LW
 Tel: 01494 671331
 Fax: 01494 676417
 DX 34507 Beaconsfield

Drawn By: jrc	
Scale: 1/500	Date: 17.09.15
Drawing No. LP - 01	Revision