



Three Storey Office For Sale

87-89 Church Street

Crowthorne, RG45 7PR

Investment, Office

FOR SALE

3,720 sq ft

(345.60 sq m)

- Private Car Park to the Rear
- Established Commercial Tenant
- Self Contained Building
- Development Potential (Subject to Planning)
- Let on an FRI basis until March 2033 with a Mutual Break Clause in April 2028

Summary

Available Size	3,720 sq ft
Price	Offers in the region of £700,000
Rates Payable	£7,776 per annum approx, from April 2026.
Rateable Value	£18,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (81)

Description

An excellent opportunity to acquire a self-contained commercial building, positioned within a popular village location and benefitting from private on-site parking. The ground floor features a retail frontage onto Church Street and office and storage space to the rear. Kitchen facilities are also located on this level. The upper floors offer further office accommodation across the first and second floors. WC facilities are available on both the ground and first floors. To the rear, the property benefits from parking for several vehicles with easy access via a side road.

Location

Crowthorne is a popular village located close to Bracknell and Sandhurst. Local amenities include a CoOp, Lidl, Costa and a range of independent retailers. The train station is just over a mile away with regular services into Wokingham, Reading, Paddington, Sandhurst, Farnham, Guildford and Gatwick. The M4 and M3 are easily accessed at J. 10 and J. 4 respectively.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,387	221.76
1st	913	84.82
2nd	420	39.02
Total	3,720	345.60

Viewings

By prior arrangement with the agents.

Terms

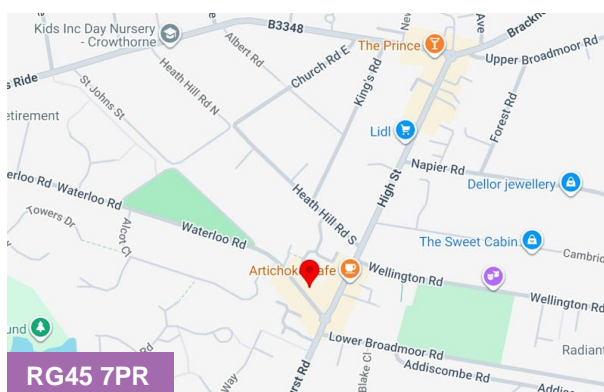
Available freehold.

Lease Terms

The unit is let on a 15 year FRI lease (contracted outside the 1954 Act) until 31st March 2033 at a passing rent of £48,000pa exclusive. There is a Mutual Break Clause on the 31st March 2028 and a Rent Review on the 1st April 2028. Further details available on request.

VAT

All figures are quoted exclusive of VAT which we understand will NOT be chargeable.



Viewing & Further Information



Iestyn Harris

01344 312724 | 07701 223733
iestyn@pagehardyharris.co.uk



Nick Hardy

01344 312723 | 07715 032429
nick@pagehardyharris.co.uk



Lucy Kirkup

01344 312722 | 07833 509532
lucy@pagehardyharris.co.uk



Helen Bewsey

01344 669009
helen@pagehardyharris.co.uk