

## Crowthorne Parkfield House 197-205 High Street Berkshire RG45 7AQ

- **Freehold Shop and Residential Ground Rent Investment**
- Affluent Berkshire village
- Includes three vacant shops that are under offer to prospective new tenants at a combined rent of £51,500 pa (1)
- Prominent village centre building
- Total Current Rents Reserved  
**£4,250 pa**  
**Plus three vacant shops (1)**



### Tenure

Freehold.

### Location

The affluent village of Crowthorne, with a population approaching 22,000, is located 4 miles south-west of Bracknell and two miles north of Camberley, close to the Surrey/Berkshire border. The town is served by the A312 and A3095 roads, which provide links to the M3 Motorway (Junction 4, 3 miles) and to the M4 Motorway (Junction 10) to the north. The property is situated in a prominent corner position on the east side of High Street, at its junction with Cambridge Road, in the heart of the town centre. Occupiers close by include Barclays, Co-op, Costa and a number of local traders.

### Description

The property is arranged on ground and two upper floors to provide four ground floor shops, one of which has been sold on a long lease, together with 17 flats above also sold off. There is a car park to the rear.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

### Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 15 Crowthorne**.

No.	Present Lessee	Accommodation (2)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
197-199	S Connell and L Downs	Ground Floor – Not inspected	199 years from 01.01.2004	£0 p.a.	Reversion 2203
201	Vacant and under offer (1) (to Kharana Retail Shop Ltd)	Ground Floor 41.3 sq m (445 sq ft)	(1) Terms agreed for a new lease for a term of 10 years at £17,500 p.a. with 3 months rent free Tenant break option in the 7th year Rent review in the 5th year		
203	Vacant and under offer (1) (to a charity shop)	Ground Floor 41.0 sq m (442 sq ft)	(1) Terms agreed for a new lease for a term of 6 years at £17,000 p.a. Tenant break options in the 2nd and 4th years Rent review in the 3rd year		
205	Vacant and under offer (1) (to a hairdresser)	Ground Floor 43.0 sq m (464 sq ft)	(1) Terms agreed for a new lease for a term of 10 years at £17,000 p.a. with 3 months rent free Rent review in the 5th year		
Flats 1-17	Individuals	Residential – 17 Flats	Each flat has been sold on a lease for a term of 199 years from 01.01.2004 at £250 p.a. (each)	£4,250 p.a.	Reversion 2203

NB. Notices under the Landlord & Tenant Act 1987 (as amended) have been served on the residential tenants.

(1) The proposed leases are in solicitors hands and remain subject to contract with matters ongoing. An update will be provided in the addendum prior to auction.

(2) Not measured by Alltop, floor areas provided by the Vendor.

**Total £4,250 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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