

**Lot 7, 130-162 Crockhamwell Road, Woodley, Reading,  
Berkshire RG5 3JH**

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



**Substantial Unbroken Freehold Retail and Residential Parade Investment**

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## Property Information

### Substantial Unbroken Freehold Retail and Residential Parade Investment

- Entire unbroken parade comprising 5 shops (including 1 x triple fronted grocery store & 2 x double fronted shops)
- Includes 7 separately let large maisonettes above
- Tenants include Greggs, Peacocks, a large grocery store, a takeaway and a charity shop
- Rear site for parking and loading
- Approx. commercial floor area of 1,186.66 sq m (12,769 sq ft)
- Nearby occupiers including Waitrose, Lidl, Iceland, Costa, Boots the Chemist, Superdrug and Robert Dyas

#### Lot

7

#### Auction

10th July 2025

#### Rent

£378,300 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail, Residential

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

3 miles east of Reading, 15 miles west of Windsor, 39 miles west of Central London

#### Roads

A4, A329(M), M4 (Junction 10)

#### Rail

Reading Railway Station, Earley Railway Station

#### Air

London Heathrow Airport

### Situation

The property is situated on the east side of the pedestrianised Crockhamwell Road, in the heart of Woodley town centre. The property occupies a prominent position in Woodley's primary shopping precinct with other nearby occupiers including Waitrose, Lidl, Iceland, Costa, Boots the Chemist, Superdrug and Robert Dyas.

### Tenure

Freehold.

### EPC

The EPC's will be available to view online in the solicitor's legal pack.

### Description

The property comprises an entire unbroken parade providing 5 shops (including 1 x triple fronted grocery store and 2 x double fronted shops) arranged on the ground floor together with 7 separately accessed maisonettes on the upper two floors. The property benefits from a large site to the rear for car parking and loading.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
130-134 Crockhamwell Road	Ground First	Retail Ancillary	427.30 91.30	(4,599) (982)	PEACOCKS STORES PROPERTIES LIMITED t/a Peacocks	Lease expiring 21/10/2029 (2)	£90,000 (2)	-
136-142 Crockhamwell Road	Ground	Retail	189.20	(2,036)	GREGGS PLC t/a Greggs	10 years from 26/07/2017	£68,500	-
144-146 Crockhamwell Road	Ground	Retail	92.20	(992)	HELEN AND DOUGLAS HOUSE	5 years from 20/07/2021	£24,000	-
148 Crockhamwell Road	Ground	Retail	79.20	(852)	KIRSHNAND WDL LTD t/a Fireaway Pizza	15 years from 07/01/2022 (3)	£24,000	07/01/2027 07/01/2032
152 Crockhamwell Road	Ground	Retail	91.40	(983)	HK SUPERSTORES LIMITED t/a HK Superstore	17 years 3 months and 30 days from 12/07/2024 until 10/11/2041 (4)	£30,000	11/11/2026 and 5 yearly
156-160 Crockhamwell Road	Ground	Retail	216.06	(2,325)	HK SUPERSTORES LIMITED t/a HK Superstore	20 years from 11/11/2021 (5)	£50,000	11/11/2026 and 5 yearly
132 Crockhamwell Road	First Second	Residential - 2 bed maisonette	-	-	INDIVIDUALS	12 months AST from 28/03/2025 at £1,200 pcm	£14,400	
134 Crockhamwell Road	First Second	Residential - 2 bed maisonette	-	-	INDIVIDUALS	12 month AST from 21/10/2024 at £1,250 pcm	£15,000	
146 Crockhamwell Road	First Second	Residential - 2 bed maisonette	-	-	INDIVIDUALS	12 month AST from 11/02/2025 at £1,100 pcm	£13,200	
150 Crockhamwell Road	First Second	Residential - 2 bed maisonette	-	-	INDIVIDUALS	12 month AST from 02/08/2024 at £975 pcm	£11,700	
154 Crockhamwell Road	First Second	Residential - 2 bed maisonette	-	-	INDIVIDUALS	12 month AST from 19/05/2025 at £1,050 pcm (with a 6 month break clause)	£12,600	
158 Crockhamwell Road	First Second	Residential - 2 bed maisonette	-	-	INDIVIDUALS	12 month AST from 13/11/2024 at £1,050 pcm	£12,600	
162 Crockhamwell Road	First Second	Residential - 2 bed maisonette	-	-	INDIVIDUAL	12 month AST from 09/10/2024 at £1,025 pcm	£12,300	

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Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Car Park	-	Car Park	-	-	VEHICLE CONTROL SERVICES LTD	Verbal Arrangement	Nil	
<b>Total Approximate Commercial Floor Area</b>			<b>1,186.66</b>	<b>(12,769)</b>			<b>£378,300</b>	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) The property was let to Peacocks Stores Properties Limited for a term of 5 years from 22/10/2021 at a rent of £90,000 pa. By way of a Deed of Variation, the annual rent was reduced to £67,500 pa from 29/09/2024 to 28/09/2025, after which the rent reverts to £90,000 pa. On completion of the sale, the Seller will allow the Buyer a sum equivalent to the proportion of the reduced rent for the period from the date of completion up to and including 28/09/2025 - please see Special Conditions of Sale. Please note that a 3 year reversionary lease from 22/10/2026 to and including 21/10/2029 at a rent of £90,000 pa has completed - please see legal pack.

(3) The lease provides for a tenant option to determine on 07/01/2027.

(4) The lease provides for a tenant option to determine on 11/11/2028.

(5) The lease provides for a tenant option to determine on 11/11/2026 and 11/11/2028.

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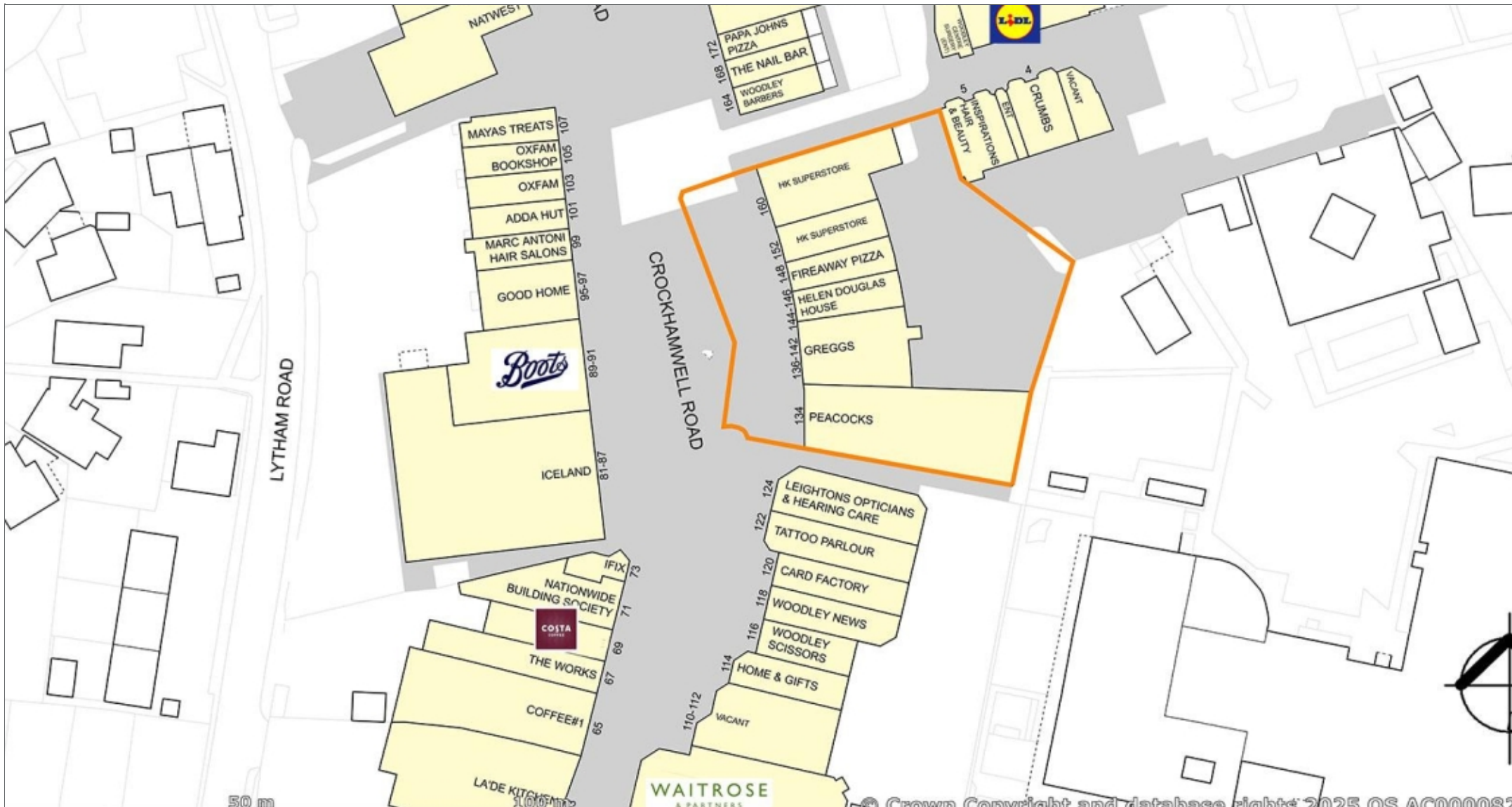
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## Contacts

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