

**Lot 6, Winnersh Garage, 398 Reading Road, Wokingham,
Berkshire RG41 5EP**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Car Wash and Cafe Investment with Redevelopment Potential (Subject to Consents)

www.acuitus.co.uk

Lot 6, Winnersh Garage, 398 Reading Road, Wokingham, Berkshire RG41 5EP

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Property Information

Freehold Car Wash and Cafe Investment with Redevelopment Potential (Subject to Consents)	
- Comprises car wash and cafe - Let to Valet Easy Limited until October 2031 - Site area of 0.14 Ha (0.34 Acres) - Busy location at junction of Reading Road (A329) and Robin Hood Lane and King Street - Redevelopment Potential (Subject to Consents) - Situated in popular residential area opposite Sainsburys, Argos, Timpson and Starbucks	
Lot 6	Auction 30th October 2025
Rent £57,500 per Annum Exclusive	Status Available
Sector Motor Trade, Development	Auction Venue Live Streamed Auction

Location

Miles	5 miles south-east of Reading, 6.5 miles west of Bracknell, 37 miles south-west of Central London
Roads	A329(M), A329, A33
Rail	Winnersh Triangle & Winnersh Railway Stations, Reading & Twyford Railway Stations (Elizabeth Line)
Air	London Heathrow Airport

Situation

The property is prominently situated on the corner of the busy Reading Road (A329), close to its junction with King Street and Robin Hood Lane. The locality benefits from excellent communications, being located approximately 0.5 miles north of the M4 and Winnersh Triangle and some 150 metres from Winnersh Railway Stations. The immediate vicinity provides most residential houses as well as being directly opposite Sainsbury's, Argos, Timpson and Starbucks.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a former Petrol filling station site of approximately 0.14 Ha (0.34 Acres) upon which sits a car wash with associated facilities and a cafe.

VAT

VAT is applicable to this lot.

Planning

The property may be suitable for a substantial redevelopment project, subject to obtaining the required consents. The property is under the jurisdiction of Wokingham Borough Council Planning authority.
<https://www.wokingham.gov.uk/planning>

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 6, Winnersh Garage, 398 Reading Road, Wokingham,
Berkshire RG41 5EP

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

Use	Site Area Approx Hectares	Site Area Approx Acres	Tenant	Term	Rent p.a.x.	Rent Review
Former Petrol Filling Station used as Car Wash and Café	0.14	0.34	VALET EASY LIMITED (CRN: 07422917) (1)	15 years from 18/10/2016 until 18/10/2031	£57,500	18/10/2026
Total	0.14	0.34			£57,500	

Lot 6, Winnersh Garage, 398 Reading Road, Wokingham, Berkshire RG41 5EP

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Car Wash and Cafe Investment with Redevelopment Potential (Subject to Consents)

www.acuitus.co.uk

**Lot 6, Winnersh Garage, 398 Reading Road, Wokingham,
Berkshire RG41 5EP**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Car Wash and Cafe Investment with Redevelopment Potential (Subject to Consents)

www.acuitus.co.uk

**Lot 6, Winnersh Garage, 398 Reading Road, Wokingham,
Berkshire RG41 5EP**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Car Wash and Cafe Investment with Redevelopment Potential (Subject to Consents)

www.acuitus.co.uk

**Lot 6, Winnersh Garage, 398 Reading Road, Wokingham,
Berkshire RG41 5EP**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Car Wash and Cafe Investment with Redevelopment Potential (Subject to Consents)

www.acuitus.co.uk

**Lot 6, Winnersh Garage, 398 Reading Road, Wokingham,
Berkshire RG41 5EP**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Car Wash and Cafe Investment with Redevelopment Potential (Subject to Consents)

www.acuitus.co.uk

Lot 6, Winnersh Garage, 398 Reading Road, Wokingham, Berkshire RG41 5EP

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Car Wash and Cafe Investment with Redevelopment Potential (Subject to Consents)

www.acuitus.co.uk

Lot 6, Winnersh Garage, 398 Reading Road, Wokingham, Berkshire RG41 5EP

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Archie Martine
+44 (0)20 7034 4858
+44 (0)7377 803 408
archie.martine@acuitus.co.uk

Seller's Solicitors

Russell-Cooke LLP
8 Bedford Row
London
WC1R 4BX

Brooke Clark
020 8394 6245
brooke.clark@russell-cooke.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024