

**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For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)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](http://www.acuitus.co.uk)

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## 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>

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## 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
<b>Total</b>	<b>0.14</b>	<b>0.34</b>			<b>£57,500</b>	

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## Contacts

### Acuitus

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### Seller's Solicitors

**Russell-Cooke LLP**  
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**Brooke Clark**  
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[brooke.clark@russell-cooke.co.uk](mailto:brooke.clark@russell-cooke.co.uk)

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