

Guildgate House, 174-184 High Street Crowthorne, Berkshire RG45 7AP

lot 43

**Freehold Retail and Office Investment
(with Planning Consent for change of
use of Upper Parts to Residential)**

- Ground floor tenants trading as Thames Hospice Care, NHS Pharmacy and Sarai Hair & Beauty
- Self-contained offices above with Vacant Possession (approx. 6,000 sq ft)
- Recent planning consent for change of use from offices to residential
- Nearby occupiers include Barclays Bank, Co-Operative Food, Costa and Lidl
- Affluent Berkshire commuter town

**Rent
£49,750**
p.a.x. with vacant possession of the upper floors (with planning permission to convert to residential)



Location

Miles: 4 miles south-west of Bracknell
17 miles north-west of Guildford
Roads: A322, A331, A329 (M), M3, M4
Rail: Crowthorne Rail Station
Air: Heathrow Airport

Situation

The property is situated on the west side of High Street, the town's principal retailing thoroughfare, close to its junction with Heath Hill Road South. Other nearby retailers include Co-Operative Food, Costa and Lidl. Crowthorne Library is also located nearby.

Description

The property comprises retail accommodation on the ground floor (a charity shop, pharmacy and beauty salon) together with two floors of offices above, accessed separately from High Street. The property benefits from undercroft parking.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Planning

Full planning permission (application number 11/00143/FUL) was granted in May 2011 for the conversion of the upper parts to 4 x studios, 4 x one bedroom flats and 4 x two bedroom flats. In addition consent exists under permitted development rights granted in March 2014 (application number 14/00079/PAC/GPPACZ). For further information/plans, please see the legal pack. Contact: Bracknell Forest Council. Tel: 01344 352 000. Email: customer.services@bracknell-forest.gov.uk

Tenancy and accommodation

Floor	Use	Areas	Floor (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Retail	72.65 sq m	(782 sq ft)	THAMES HOSPICE CARE (1)	3 years from 26/12/2011	£9,000	(25/12/2014)
Ground	Retail	86.86 sq m	(935 sq ft)	H.A MCPARLAND LTD (2) (t/a NHS Pharmacy)	10 years 25/12/2010	£10,750	2015
Ground	Retail	145.80 sq m	(1,569 sq ft)	SARAI HAIR & BEAUTY LTD (3)	Two co-terminous leases each for terms of 10 years from 18/12/013 (4)	£30,000	2018
First/Second Offices		557.40 sq m	(6,000 sq ft)	VACANT (WITH PLANNING CONSENT)			
Totals		862.71 sq m (9,286 sq ft)				£49,750	

(1) Thames Hospice trade from about 13 shops (www.thameshospice.org.uk).
 (2) H.A McParland trade from approximately 18 pharmacies including branches in Ascot, Amersham, Bookham and Marlow (www.hamparland.co.uk).
 (3) www.sarai-hair.co.uk
 (4) Both leases to Sarai Hair & Beauty Ltd are subject to tenant only break options in December 2018.

For further details please contact:
David Margolis
 Tel: +44 (0)20 7034 4862.
 Email: david.margolis@acuitus.co.uk
Will Moore
 Tel: +44 (0)20 7034 4858.
 Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

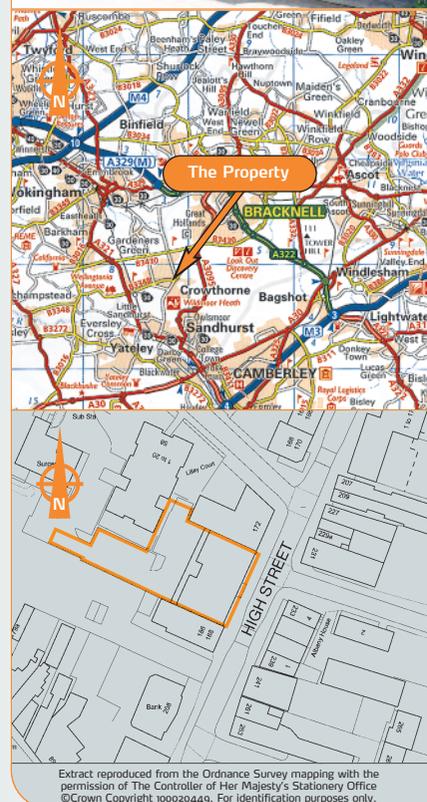
Associate Auctioneers:
CBRE
 Henrietta House, Henrietta Place,
 London W1G 0NB.
 Tel: +44 (0)20 7182 2011.
 Email: james.baruch@cbre.com
 Ref: James Baruch.



Solicitors:
Wallace LLP
 1 Portland Place, London W1B 1PN.
 Tel: +44 (0)20 7467 8773.
 Email: jonathan.wood@wallace.co.uk
 Ref: Jonathan Wood.



Rear Elevation



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.