



Ground Floor Retail Unit

192 Dukes Ride
Crowthorne, RG45 6DS

Retail
TO LET

643 sq ft
(59.74 sq m)

- Good Frontage and Signage Opportunity
- 2 Allocated Private Parking Spaces to the Rear of the Unit
- Public Parking in Front of the Parade and Additional Public Parking Nearby
- Rear Service Yard for Loading and Unloading Goods
- Kitchenette and WC
- Available from 1st of January 2026

Summary

Available Size	643 sq ft
Rent	£22,000 per annum
Rates Payable	£7,110.75 per annum approx. Please check figures with the Local Authority.
Rateable Value	£14,250
Service Charge	£34.94 per annum Expected Figure which is Subject to Annual Variances
Legal Fees	Each party to bear their own costs
EPC Rating	E (102)

Description

Located within a shopping parade, this unit offers good signage potential on a busy street and has good public parking options close by. The shop is open plan with a kitchenette, WC, and a storage space situated to the rear of the unit in its current configuration. The unit will be fully cleared of all existing tenant fixtures and fittings ahead of the 1st January 2026 date. There is rear access to 2 private car parking spaces and a rear service yard ideal for loading and unloading goods. The shop front and rear exit doors have been recently installed.

Please note this property is not suitable for beauty salons, hairdressers, sandwich/coffee shops, Turkish barbers, nail bars or vape shops

Location

The retail unit is located on the Western end of Dukes Ride which is a busy street with a number of independent businesses attracting a good level of footfall. Crowthorne Town is just a short drive away with a CoOp, Lidl, Costa and range of independent retailers. The train station is also a short walk from the retail unit with regular services into Wokingham, Reading, Paddington, Sandhurst, Farnham, Guildford and Gatwick. The M4 and M3 are easily accessed at J. 10 and J.s 3 & 4 respectively.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	643	59.74
Total	643	59.74

Viewings

By prior arrangement with the agents.

Terms

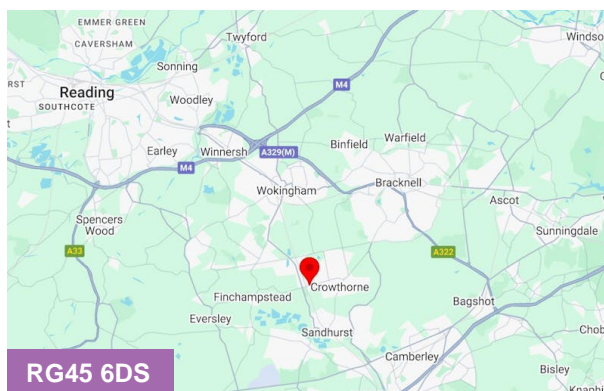
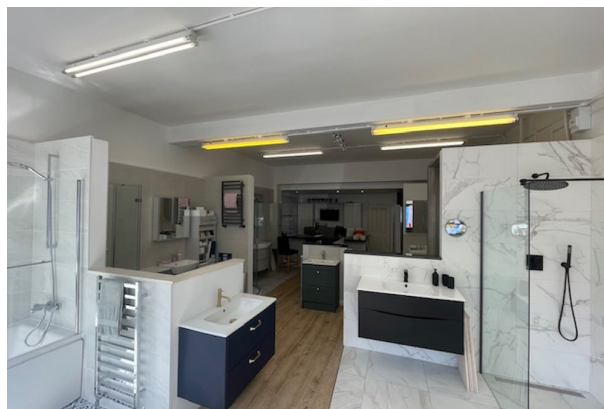
New effective FRI lease, for a term to be agreed. The lease will be direct with the Landlord.

Legal Fees

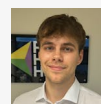
Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which we understand is chargeable.



Viewing & Further Information



Iestyn Harris

01344 312724 | 07701 223733
iestyn@pagehardyharris.co.uk



Lucy Kirkup

01344 312722 | 07833 509532
lucy@pagehardyharris.co.uk



Helen Bewsey

01344 669009
helen@pagehardyharris.co.uk



Nick Hardy

01344 312723 | 07715 032429
nick@pagehardyharris.co.uk