Crowthorne Angling Centre, 91-93 & 95 Church Street, Crowthorne



A triple fronted retail unit, part single storey, part two storey. The two storey part includes a 2 bedroom flat with independent rear access.

Suitable for ongoing occupation or sub-division subject to very considerable expenditure or a redevelopment proposition.

The retail premises have a commanding frontage of about 50ft with the majority of having an average depth of about 17ft but with an additional retail area within the two storey part measuring 15' x 9'3 approx.

Ground floor assessed as: Retail 73.28 sq m

Storage including kitchen 29.12 sq m

Independently approached flat, 2 bedrooms, bathroom, living/dining room/kitchenette

Energy Performance Certificates: Band D

Predicted Broadband Speed: Ultrafast 5500 Mbps upload and download speeds

FOR SALE BY ONLINE PUBLIC AUCTION ON date to be advised (unless sold beforehand)

The Solicitors: Clifton Ingram, One Valpy, 20 Valpy Street, Reading RG1 1AR
Contact: Richard Tweed **Tel:** 0118 9523558 **Email**: richardtweed@cliftoningram.co.uk

91-93 & 95 Church Street, Crowthorne RG45 7AW

DESCRIPTION/LOCATION: The property occupies a prominent position close to the junction of Church Street and Crowthorne High Street. The property is offered with vacant possession and is considered suitable for either redevelopment or considerable expenditure at both ground floor and first floor levels. Most recently the first floor accommodation has been used for storage with the photographs below showing the condition of that accommodation.

Crowthorne High Street is a busy and successful shopping centre with nearby free parking with the retail units extending at one end into Dukes Ride and at this end into Church Street. Crowthorne is an expanding town in an important strategic location within the Bracknell, Reading, Camberley triangle. Most recently the former TRL site of about 102 hectares has been redeveloped with a mixed use, mainly houses, about 1000, but also large areas of open space. Other recent new developments include Oakham Park, Old Wokingham Road and development around the former Broadmoor Hospital site.

Accommodation comprises:

Ground floor retail area: Commanding frontage of just over 50ft x by average depth of about 17' with an additional retail area 15' x 9'3 with doorwary to shed and rear access
Office/Storeroom: 10'9 x 9'
Rear Lobby: 10'9 x 9' with an office/storeroom and door to yard and rear access
Inner Lobby: leading to toilet and kitchenette
Toilet:
Kitchenette:

Shed: 12'9 x 10'3 Timber clad approached from the courtyard and with a doorway to the retail

First Floor Flat:
Entrance Hall: 27' x 4' electric fuses
Bedroom 1: 12'3 x 11'
Bedroom 2 9' x 7'6 currently used as a storeroom
Bathroom: 7' x 6' has not been used for many years
Reception Room/Kitchen: 19' x 16'7 max including storage cupboard

Outside: There is a small rear yard fully paved and enclosed mainly by a brick wall with pedestrian access onto Church Street.

Services: Mains water, gas, electricity and drainage are connected to the building.

Rateable Value: The retail premises £17,750. **Council Tax:** The flat – Band B

Local Authority: Bracknell Forest Council

Tenure: Freehold with vacant possession and subject to first registration (the title is currently unregistered.)

Viewing: By appointment with the Owner's Sole Agents and Auctioneers, **Martin & Pole, Wokingham**
Tel: 0118 978 0777, Email: wokingham@martinpole.co.uk

THE CONDITIONS OF SALE: are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at www.martinpole.co.uk. A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.

*** Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed we will endeavour to advertise the new guide price at the earliest opportunity.**

IMPORTANT NOTICES
Identification of the Buyer
To accord with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Proceeds of Crime Act 2002 as amended:
For online auctions: To register no less than 24 hours before the start of the auction on the AMS platform (accessed via our website) which requires proof of ID to accord with the above regulations. The registered bidder, if successful, is the Buyer. If it is intended there should be two or more parties or a company bidding, the regulations apply to all parties including company directors.
For Public Auctions: The same regulations apply, with registration no less than one hour before the start of the sale.

Buyer's Fee

A charge of £960 (inc VAT), payable only by the successful Buyer, will be due to the Auctioneers Martin & Pole. An appropriate VAT receipted invoice will be issued.

Signing the Memorandum, Payment of the Deposit and Buyer's Fee

The Auctioneer is authorised to sign the Memorandum/Contract on behalf of the Buyer. The successful bidder at an online auction is liable to pay the deposit and the Buyer's Fee of £960 inc vat at the conclusion of the sale or for a sale by public auction, on the fall of the hammer. The deposit and Buyer's Fee should be paid directly into the allocated Martin and Pole Client B account.

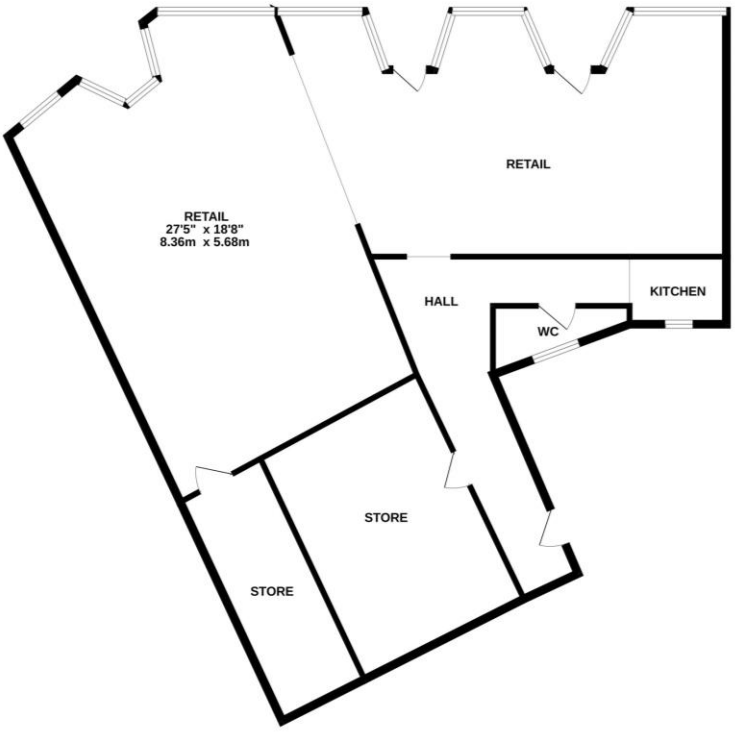
Property Details

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, or fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances, and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

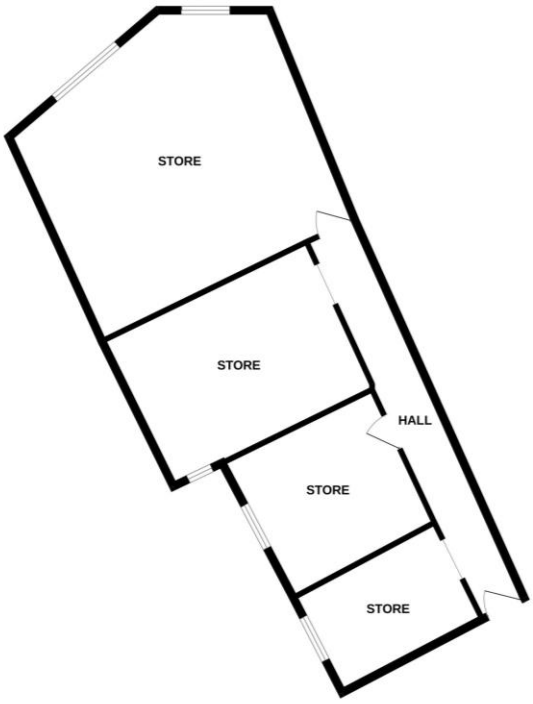
Stipulations

The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents. The Buyer hereby acknowledges that he has not entered into this Contract in reliance on any of the said statements and they have satisfied themselves as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.

GROUND FLOOR

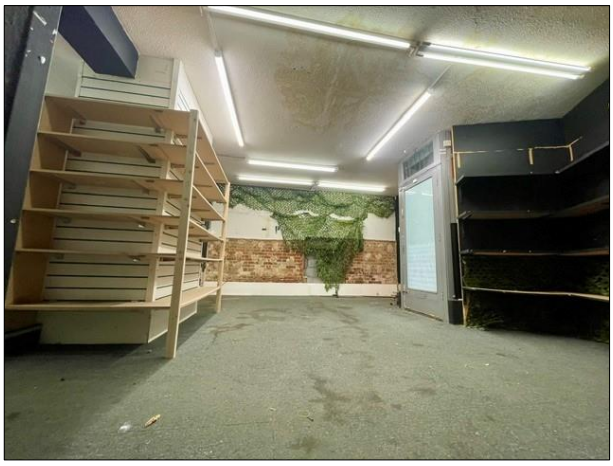


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MEMORANDUM OF AGREEMENT

Property: ……

Date of Agreement: …… day of ……2026

Buyer: ……

Address: ……

…… Postcode: ……

Buyer's Solicitor: …… Contact:……

Address: ……

…… Postcode: ……

Purchase Price £ ……

Deposit £ _____

Balance £ _____

The Seller will sell and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale.
Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.
Signed by or on behalf of:

Buyer …… **Seller** ……

DCA Fo DCA/37015/2026





