

19 Greenwood Road, Crowthorne RG45 6QX



**TO LET – New lease. Modern double frontage with central door.
Busy secondary location in residential area.**

About 880 sq. ft. 21'3 internal frontage.

With small private rear garden and one private parking space.

Suitable for a range of uses including retail, restaurant, offices, medical and health services (for example dentist or vet) or indoor sports facilities (gymnasium)

Maybe of particular interest to a beautician – to continue the current use.

Unrestricted customer road parking.

Energy Performance: Band C

Predicted Broadband Speeds: Ultrafast highest download speed 1000 Mbps and 100 Mbps upload speed.

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or w@martinpole.co.uk

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LOCATION: In an established, mainly residential part of Crowthorne and surrounded by modern housing estates and residential roads, thereby offering a good potential customer base. Crowthorne is within the popular Wokingham/Bracknell/Camberley triangle with good road and rail communications.

DESCRIPTION: An exceptionally well-presented retail unit which forms part of a parade of 6 shops including 2 occupied by a convenience store. Modern kitchen and modern cloakroom. Recently refurbished, very well presented. Air conditioning unit.

ACCOMMODATION: 21'3 gross internal area x 40ft deep and cloakroom. Reception with seating. General treatment stations. Raised pedicure area (2), 3 treatment rooms, one with sink unit, spray tan room. Modern kitchen/staff room with Megaflo water heater/tank and plumbing for washing machine, cloakroom. Back door leading to private garden and rear parking (1).

The treatment rooms measure 10' x 8'6; 9' x 8'9 and 9'3 x 8'9. Raised pedicure area 8'9 x 6', kitchen/staff room 10'10 x 8'9.

EPC: Band C (C51 – one point higher and it would be Band B)
Valid until 8th October 2033 unless superceded

TENURE: The property will be offered with a new lease

RENT: £15,000 per annum. Each party to pay their own legal fees.

BUSINESS RATES: **Rateable Value** £12,750 from 1 April 2026.
NB. Small business users may be eligible for exemption from payment of rates.

VIEWING: Strictly by appointment with the Landlord's sole agents **MARTIN & POLE**
Telephone: 0118 978 0777 Email: wokingham@martinpole.co.uk

Folio No.: DCA/33233/January 2026/RAH

CODE FOR LEASING BUSINESS PREMISES:

We strongly recommend a prospective Tenant or Purchaser takes professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing to or signing a business tenancy agreement. The Code is available on the RICS website. [Click Here](#)

IMPORTANT NOTE:

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances and 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 or enter into a contractual commitment.

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