



To Let

95-97 Crockhamwell Road, Woodley RG5 3JP

- Ground floor retail
- Highly prominent
- Located in pedestrainised area of Woodley
- Air conditioned unit
- Rear service area for loading and unloading
- Excellent public car parks
- Occupiers close by Waitrose, Boots, Costa Coffee and several independent retailers

Ground floor retail sales	1,231 sq ft	Rent	£50,000 p.a. exclusive
Ancillary	490 sq ft	Est. Service Charge y/e 31/12/2026	£7,500 p.a.
TOTAL	1,721 sq ft	Est. Buildings Insurance 26/27	£961.40 p.a.
ITZA	1,027 units	Rates Payable	£22,200 p.a.

For more information please contact Hicks Baker

T: 0118 959 6144 E: retail@hicksbaker.co.uk W: hicksbaker.co.uk



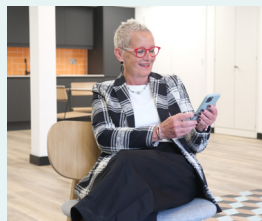
USE	Class E
TENURE	Leasehold
TERM	A new lease is available direct from the Landlord on terms to be agreed.
RATEABLE VALUE	£46,250. 2026 List
EPC	B rating. Expires 11th April 2033.
VAT	VAT is payable

Fiona Brownfoot

Retail and Leisure

E: f.brownfoot@hicksbaker.co.uk

T: +44 (0) 7770 470214



Date of publication: August 2026



Transaction



Management



Advice

Lease code

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the [website here](#).

Misrepresentations Act 1967

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