

St Vincents, Crescent Road, Wokingham



Ground floor premises - occupying a significant part of the ground floor.

Current use Class E – Retail, professional and service uses (subject to Landlord's approval)

Most recent uses have been beauty salon and prior to that, veterinary surgery and dental surgery.

Currently set out with 3 treatment rooms, visitor and private toilets, reception area, kitchenette, administration office, storeroom.

About 680 sq ft

2 car parking spaces

Predicted Broadband Speeds: Ultrafast download 1000 Mbps and Ultrafast upload 1000 Mbps

Energy Performance: Band E

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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St Vincents, 9 Crescent Road, Wokingham RG40 2DB

LOCATION: St Vincents is within a short walk of Wokingham town centre in a predominantly residential neighbourhood. There is 30 minute parking in the road and nearby car parks offer 6 hours parking.

DESCRIPTION: The property was adapted to provide virtually independent accommodation during the 1970s during which time the business use has varied from dentistry, veterinary surgery to the most recent occupier, a beauty salon. There are 3 principle rooms along with waiting room/reception area, toilets, kitchenette, administration office and storeroom. The property has gas fired central heating with radiators throughout.

TOWN AND COUNTRY PLANNING: The property is within the administration area of Wokingham Borough Council. The most recent occupation appears to fall within Class E of the Town and Country Planning Regulations 2020. This includes a range of uses which will not only need to satisfy the current planning use of the building but will also require the Landlord's consent, who occupies the first floor.

TERMS: A new lease on terms to be agreed. Proposals including "use" to be submitted in writing.

RENT: £18,000 per annum

RATEABLE VALUE: £15,500 from 1st April 2026

SERVICES: Mains Water, Gas, Electricity and Drainage are connected. Electricity and Gas with sub-meter.

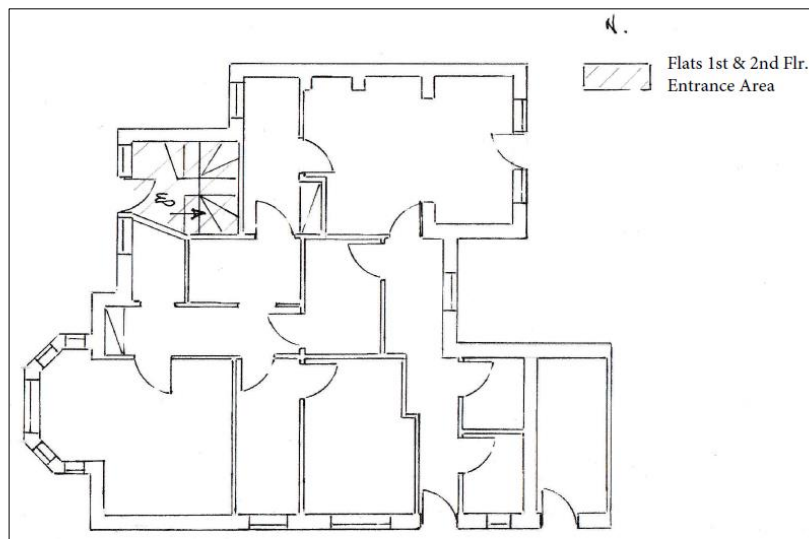
VIEWING: Strictly by appointment with the Landlord's Sole Lettings Agents **Martin & Pole**
Telephone: 0118 978 0777 Email: wokingham@martinpole.co.uk

CODE FOR LEASING BUSINESS PREMISES:

We strongly recommend a prospective Tenant or Purchaser takes professional advice from a qualified Surveyor, Solicitor or Licensed 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. Folio No: DCA/RAH/36367/March 2026



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