



Ground Floor Retail Unit Investment Opportunity

1 Victoria Place

Terrace Road North, Binfield, RG42 5JB

Investment, Retail

FOR SALE

661 sq ft

(61.41 sq m)

- Main Road Village Location
- Shop Premises Let on an FRI Basis
- Rear Access
- Close to Local Amenities
- Good Access to M4 J.10 and M3 J.3 via the A329 (M).

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Summary

Available Size	661 sq ft
Price	£200,000
Rates Payable	£3,915.50 per annum approx, from April 2026.
Rateable Value	£10,250
EPC Rating	C (73)

Description

This investment opportunity comprises of a ground floor retail unit. The unit consists of a retail floor space and a rear storage room. There is rear access to a rear bin storage area.

Location

Binfield is situated between Ascot, Bracknell, Wokingham and Maidenhead with convenient access to the M4 junction 10 via the A329 (M) and the M3 junction 3 via the A322. 1 Victoria Place is located on Terrace Road North, just a short walk from local amenities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	661	61.41

Viewings

Strictly by arrangement with the agent: Page Hardy Harris

Terms

Available Freehold.

Lease Terms

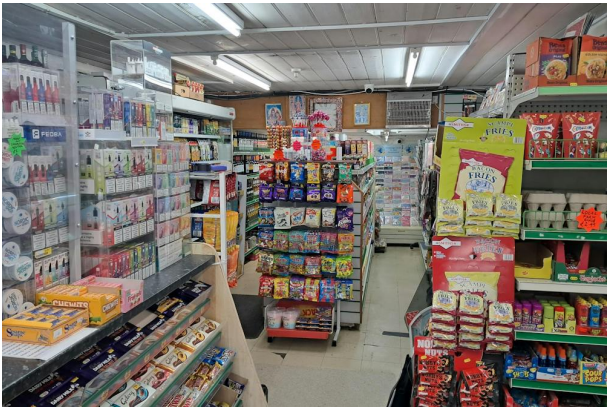
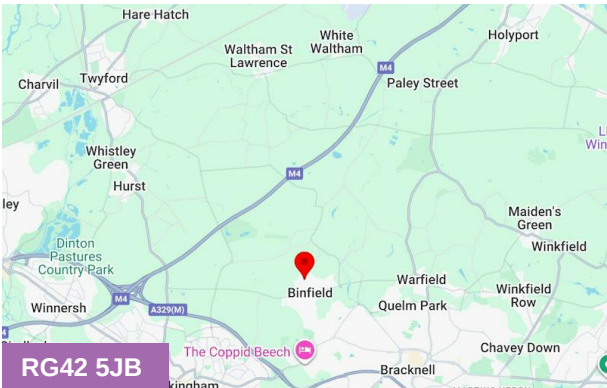
The unit is let on a 12 year FRI lease (contracted outside the 1954 Act) until 2036 at a passing rent of £12,000pa exclusive. There is a Rent Review in 2027, 2030, and 2033. Further details available on request.

Legal Fees

Each party will be responsible for their own Legal Fees.

VAT

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



Viewing & Further Information



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