



CONTINUITY HOUSE, LONDON ROAD, BRACKNELL RG12 2XH

Summary

- 0.22 acre site comprising a vacant 3-storey office building extending to 3,755ft² (NIA) with car park
- Implemented planning permission for a new build development of 20 private residential units (11 x 1 bed, 8 x 2 bed and 1 x 3 bed) totalling 12,992ft²
- Potential for continued use as an office or alternative uses including nursery, education etc
- Offers invited in the region of £1,500,000 for the freehold interest

Description

The property comprises a 3-storey office building which extends to 3,755ft² (NIA) in total.

Situated on a site of 0.22 acres, the property benefits from car parking with 20 spaces.

The property is currently vacant and in a poor state of repair with access taken via 2 vehicular entrances fronting onto London Road.

Location

The property occupies a prominent position along London Road within Bracknell.

Bracknell town centre is located circa 0.6 miles from the property providing numerous shops and amenities.

Bracknell train station is located 0.9 miles from the property with frequent services into London Waterloo in 65 minutes.



Approved Accommodation Schedule

Floor	Description	Qty	GIA m ²	GIA ft ²
First	1 Bedroom, 2 Bedroom and 3 Bedroom Flats	6	4,532	421
Second	1 Bedroom and 2 Bedroom Flats	6	3,746	348
Third	1 Bedroom and 2 Bedroom Flats	5	3,100	288
Fourth	1 Bedroom Flats	3	1,615	150
Total		20	12,992	1,207

Planning and Development Potential

The property benefits from implemented planning permission (reference: 20/01083/FUL) which was approved on 3rd February 2023 for the redevelopment of the site following demolition of the existing building to create 20 x residential units (11 x 1 bed, 8 x 2 bed and 1 x 3 bed) totalling 12,992ft² all of which will be for private sale.

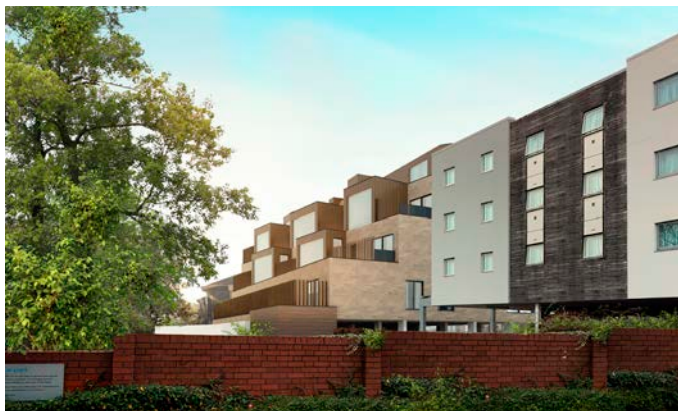
There are no S106 or CIL costs associated with the planning approval.

Prior approval (reference: 20/00189/PAC) was also given on 5th May 2020 but has subsequently lapsed for the change of use and conversion of office to create 7 x 1 bedroom apartments within the existing building.

The property may also offer potential for continued use as an office (following refurbishment), or alternative uses such as nursery, education, assisted living etc, subject to obtaining the necessary consent.

Tenure

The property is being sold freehold with vacant possession.



VAT

We understand the property is elected for VAT.

Terms

Offers invited in the region of £1,500,000 for the freehold interest.

Contact

To discuss any aspect of this property or the disposal process, please contact the sellers sole agent:

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