

# 81-107

## Crockhamwell Rd

WOODLEY | READING | RG5 3JP



green  
& partners

FULLY LET  
CONVENIENCE  
RETAIL PARADE IN  
AFFLUENT  
SOUTH-EAST TOWN



# Investment Summary

- Woodley is a desirable town located in **Berkshire**. It forms part of the **Borough of Wokingham** - one of the most affluent and economically active authorities in the Southeast.
- The town centre is anchored by Waitrose and Lidl, providing a **vibrant retail environment** focused around the **pedestrianised Crockhamwell Road**.
- The subject property occupies a **prominent position on the prime retail pitch**, opposite the town's weekly market and a short walk to the main public car park.
- A **fully let, high-yielding, convenience-led retail parade**.
- Comprising **eight well-configured** retail units arranged predominately over ground floor, **totalling 16,928 sq ft**.
- The property benefits from **19 parking spaces** to the rear, along with servicing to the rear.
- Anchored by **Boots** and **Iceland**, who alongside **Oxfam** account for **66% of the total income**. Other tenants include a mix of popular independent traders.
- **Low sustainable rents** proving an attractive and affordable location for prospective tenants.
- Total **Net Operating Income of £360,512 p.a.**
- Held **Freehold**.
- The **upper parts** comprise a mixture of residential dwellings and commercial space, which have been **sold off** on long leases.



**81-107**  
**Crockhamwell Rd**

## Proposal

We are instructed to seek offers of **£3,750,000** subject to contract and exclusive of VAT. Allowing for purchaser's costs, a purchase at this level would reflect an 9.00% Net Initial Yield and a £222 capital value psf.



# Location

Woodley is a desirable town located in the county of Berkshire, forming part of the Borough of Wokingham. The town lies approximately 4 miles east of Reading, 6 miles from Maidenhead, and 40 miles west of Central London.

Woodley benefits from excellent transport connectivity. It is situated just 3 miles from Junction 10 of the M4 motorway, providing direct access to the M25, London and Heathrow Airport (approximately 25 miles to the east). The nearby A329(M) offers convenient links to both Reading and Bracknell.



Rail connections are provided via nearby Earley and Winnersh Triangle stations, both of which are on the Reading to London Waterloo line, with journey times of approximately 1 hour to London. Reading station, a major rail hub with frequent services to London Paddington (in under 25 minutes) is just 4 miles away.



Heathrow Airport is approximately 30 minutes away by car, providing international air connectivity.

Local bus services routes also link Woodley efficiently to the surrounding region.





# Demographics & Economy

Woodley lies within the Borough of Wokingham, one of the most affluent and economically resilient local authorities in the UK.

According to the 2021 Census, the Borough has a population of approximately 177,500 and has experienced sustained growth over the past decade. The area is characterised by high employment rates, strong household incomes, and a well-qualified working-age population, with over 55% educated to degree level or higher.

The wider Reading urban area, which Woodley forms a key part of, has an estimated population of over 350,000 and is recognised as one of the fastest growing economic centres in the Southeast. Reading's economy is driven by professional services, technology, life sciences and digital sectors, with major employers including Microsoft, Oracle, SSE, and the University of Reading.

Woodley benefits from its proximity to the Thames Valley tech corridor, often referred to as the UK's "Silicon Valley", and is well-connected to key regional hubs including Reading, Maidenhead, Bracknell, and London. This strategic positioning supports a commuter population and a strong local catchment, contributing to the area's continued appeal for both retailers and residents.



## Retail & Leisure in Woodley Town Centre

Woodley town centre provides a vibrant and accessible retail offering, centred around the pedestrianised Crockhamwell Road.

The town is anchored by a Waitrose supermarket and supported by a strong mix of national multiples including Boots, Iceland, Costa Coffee and Superdrug, alongside a wide range of independent cafés, service providers and convenience retailers. The town also hosts a popular weekly market and regular community events, enhancing visitor attraction and maintaining strong local footfall.

Woodley further benefits from its proximity to Reading, one of the South East's dominant retail centres, anchored by The Oracle Shopping Centre and a full range of prime national retailers.





# Situation

81-107 Crockhamwell Road occupies a prominent position within the heart of Woodley's pedestrianised town centre.

The property forms part of the primary retail pitch, directly fronting Crockhamwell Road and situated a short walk from the town's main public car park.

The surrounding occupiers include national retailers such as Waitrose, Lidl, Greggs, Lloyds Bank, Costa Coffee and Superdrug, with a strong supporting mix of independent cafés and convenience operators. Crockhamwell Road acts as the principal retail thoroughfare within the town, benefiting from consistent pedestrian flows between the car park, Waitrose and the wider shopping precinct.

The property is strategically positioned to capitalise on Woodley's loyal residential catchment and the town centre's regular weekly market, which further enhances footfall and vibrancy.







## Description

The property comprises eight retail units, predominantly arranged over ground floor only, let to a mix of national occupiers including Iceland, Boots and Oxfam, alongside local independent retailers.

The retail accommodation extends to approximately 16,928 sq ft and benefits from prominent frontage onto the pedestrianised section of Crockhamwell Road. The property benefits from 19 parking spaces to the rear, along with a rear service yard.

The upper parts comprise a mixture of residential dwellings and commercial space, which have been previously sold off on long leases.





## Tenancy

Unit	Tenant	Total Area	ITZA	First Floor	Lease Start	Break	Lease Expiry	Rent Review	Rent Passing (per annum)	Comments
81- 87 Crockhamwell Rd	Iceland Foods Ltd	7,719	2,877		19/05/2023	-	18/05/2028	-	£120,000	
89-91 & 93 Crockhamwell Rd	Boots UK Ltd	3,375	1,969	2,260	31/08/2022	-	30/08/2027	-	£71,300	
95 - 97 Crockhamwell Rd	Goodhome Ltd t/a Good Home Household Goods	1,720	1,094		21/05/2020	-	20/05/2025	-	£50,000	Lease renewal discussions ongoing. New 5 year term from expiry at £50k pa.
99 Crockhamwell Rd	Bruno Simon Aaron and Marcus Giamettei t/a Marc Antoni (Woodley) Limited Hairdressing	867	547		05/08/2020	-	04/08/2025	-	£22,000	
101 Crockhamwell Rd	Food Stasian Ltd t/a Adda Hut Café	793	523		21/07/2016	-	20/07/2026	-	£25,500	
103 Crockhamwell Rd	Oxfam	826	535		08/03/2024	08/03/2027	07/03/2029	-	£23,800	
105 Crockhamwell Rd	Oxfam t/a Oxfam Books	812	525		08/03/2024	-	07/03/2029	-	£24,000	
107 Crockhamwell Rd	Berkshire Glazing Ltd t/a Berkshire Glazing & Mayas Treat Cafe	816	528		12/01/2021	12/01/2028	11/01/2031	12/01/2026	£22,000	Split frontage, Berkshire Glazing has underlet the front portion of the store to Maya Treats Café.
		16,928		2,260					£358,600	
109 -127 Crockhamwell Rd	Further info upon request	11,286							£1,912	12 flats previously been sold off on long leasehold interests, each for a term of 125 years. 2 flats are currently under offer on the same lease terms. 1 flat is presently being marketed. Subject to the flats not being sold pre completion the vendor will retain these on a 250 year long leasehold interest.
		11,286							£1,912	
Lytham Court - First Floor, 81-87 Crockhamwell Rd	Vibezdance Limited Ltd	8,533		9,076	24/09/2015		23/09/2170		£0	Dance studio previously sold off on a long leasehold interest for a term of 150 years from 24/09/2015.
		8,533							£0	
<b>Combined Total</b>		<b>36,747</b>							<b>£360,512</b>	

# Covenants

The asset is fully let to a strong and varied tenant mix, with national covenants **Boots**, **Iceland** and **Oxfam** accounting for over **66% of the total rental income**.

Please see their latest financial results below.

## BOOTS UK LIMITED

Boots UK Limited is a leading British health and beauty retailer with a strong presence across the UK. Founded in 1849, the company operates over 2,000 stores, ranging from local community pharmacies to large flagship locations. Boots is a key part of Walgreens Boots Alliance, a global leader in retail pharmacy and healthcare. In 2024, Boots announced further store refurbishments and the expansion of its beauty and healthcare services, reinforcing its position as a market leader in the sector.



The most recent financial results for Boots are summarised below:

Accounts Made Up To	Revenue	Gross Profit	Pre-Tax Profit (Loss)	Total Assets
Period ended 31 August 2023	£7,052,000,000	£2,547,000,000	£60,000,000	£4,994,000,000
Period ended 31 August 2022	£6,512,000,000	£2,379,000,000	£4,000,000	£5,402,000,000
Period ended 31 August 2021	£5,812,000,000	£2,102,000,000	(£58,000,000)	£5,556,000,000



## OXFAM

Oxfam is a globally recognised charitable organisation dedicated to alleviating poverty, tackling inequality, and addressing social injustice. Founded in 1942, Oxfam operates a wide network of over 600 shops across the UK, selling donated goods to support its humanitarian and development work worldwide.



The most recent financial results for Oxfam are summarised below:

Accounts Made Up To	Revenue	Pre-Tax Profit (Loss)	Total Assets
Period ended 31 March 2024	£368,000,000	(£28,400,000)	£188,600,000
Period ended 31 March 2023	£374,100,000	£3,200,000	£183,800,000
Period ended 31 March 2022	£392,900,000	(£28,500,000)	£189,900,000



## ICELAND FOODS LIMITED

Iceland is a well-established British supermarket chain, specialising in the sale of frozen foods, alongside groceries and household goods. Founded in 1970, the company has built a strong nationwide presence with over 900 stores across the UK and a significant online operation.



The most recent financial results for Iceland are summarised below:

Accounts Made Up To	Revenue	Gross Profit	Pre-Tax Profit (Loss)	Total Assets
Period ended 29 March 2024	£4,118,000,000	£199,900,000	£15,600,000	£766,200,000
Period ended 24 March 2023	£3,864,900,000	£140,300,000	(£16,200,000)	£748,000,000
Period ended 25 March 2022	£3,605,200,000	£144,700,000	(£4,100,000)	£768,900,000





## EPC

Energy Performance Certificates (EPCs) are available on request.

## VAT

The property is selected for VAT. It is anticipated that the sale will be structured as a Transfer of a Going Concern (TOGC).

## AML Checks

In order to comply with anti-money laundering legislation a successful purchaser will be required to provide certain identification documentation.

These documents will be confirmed to and requested from the successful purchaser by the vendor and their professional advisors at the relevant time but before an exchange of contracts.

## Contacts



### Bradley Maher

T: 07827 686461

E: [brad@cited.co.uk](mailto:brad@cited.co.uk)

### Ben Wood

T: 07557 056785

E: [ben@cited.co.uk](mailto:ben@cited.co.uk)

### Ben Simpson

T: 07751 220 817

E: [ben.simpson@greenpartners.co.uk](mailto:ben.simpson@greenpartners.co.uk)

### Will Civil

T: 07950 700 182

E: [will.civil@greenpartners.co.uk](mailto:will.civil@greenpartners.co.uk)

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