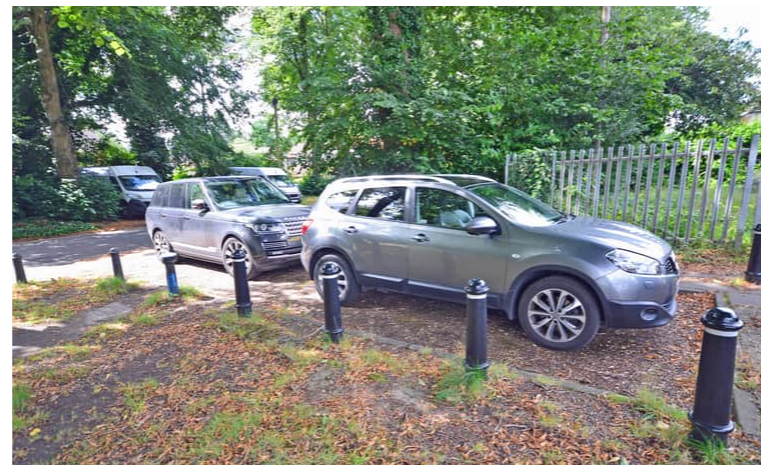


Crowthorne Smiles Dental Practice,
Lower Broadmoor Road, Crowthorne,
Berkshire. RG45 7LA.



Guide Price **£500,000** Freehold



This single storey detached building which was once used as a library and more recently a dental practice, has fallen into disrepair and now has the benefit of planning permission to provide two first floor apartments on the first floor.

The property is conveniently situated just off the High Street with its own allocated parking and on the edge of a public car park.

Please contact the vendor's Sole Agents for viewing arrangements.

EPC: TBA

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



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1 Guildford Road, Camberley, Surrey, GU16 6NL

Existing Building

The existing ground floor dental practice extends to approximately 2,000 sq.ft consisting of a reception area, offices, cloakrooms, staff rooms and kitchen area etc.

Proposed Development

Removal of existing roof and construction of pitched roof to accommodate 2 no. 2 bedroom flats along with changes to the site layout.

Update the layout of the dental surgery and inserting new windows and uplifting the facades.

Planning Permission

For further information and to see an online copy of the planning permission and associated plans, please refer to Bracknell Forest Council, Application Number 20/01059/FUL.

Council

Bracknell Forest Council

Important Dates

Decision Date: 14 November 2022

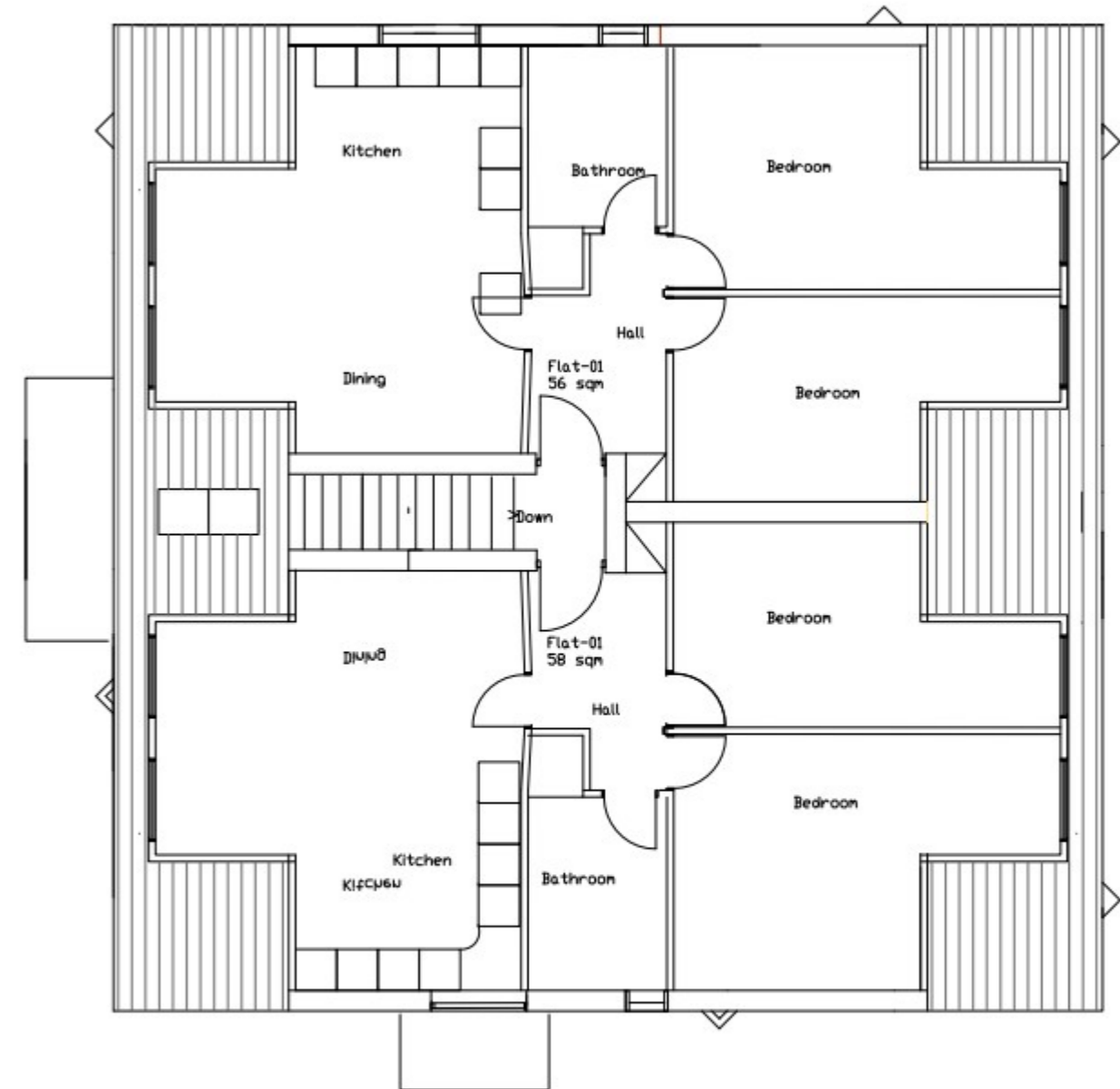
Permission Expiry Date: 14 November 2025

Viewings

All viewings to be arranged via the vendor's Sole Agents:

Luff & Wilkin Property Specialists

Tel: 01252 838899



PROPOSED FIRST FLOOR LAYOUT SCALE 1:100

