

CGI showing potential use

# TO LET RESTAURANT / RETAIL UNIT

SHOP 9, OAKMEDE PLACE  
BINFIELD, BRACKNELL, RG42 4JF



883 sq ft (82.03 sq m)

## KEY INFORMATION

**Size:** 883 sq ft (82.03 sq m)

**Rent:** £29,850 +VAT per annum

**Rateable Value:** £19,500

**Rates Payable:** £7,449\*

**Lease:** Available on a new lease direct from the landlord

**Legal Fees:** Each party to bear their own costs

**EPC Rating:** C (51)

**Class:** A3 (Restaurant and Cafes, Retail)

## DESCRIPTION

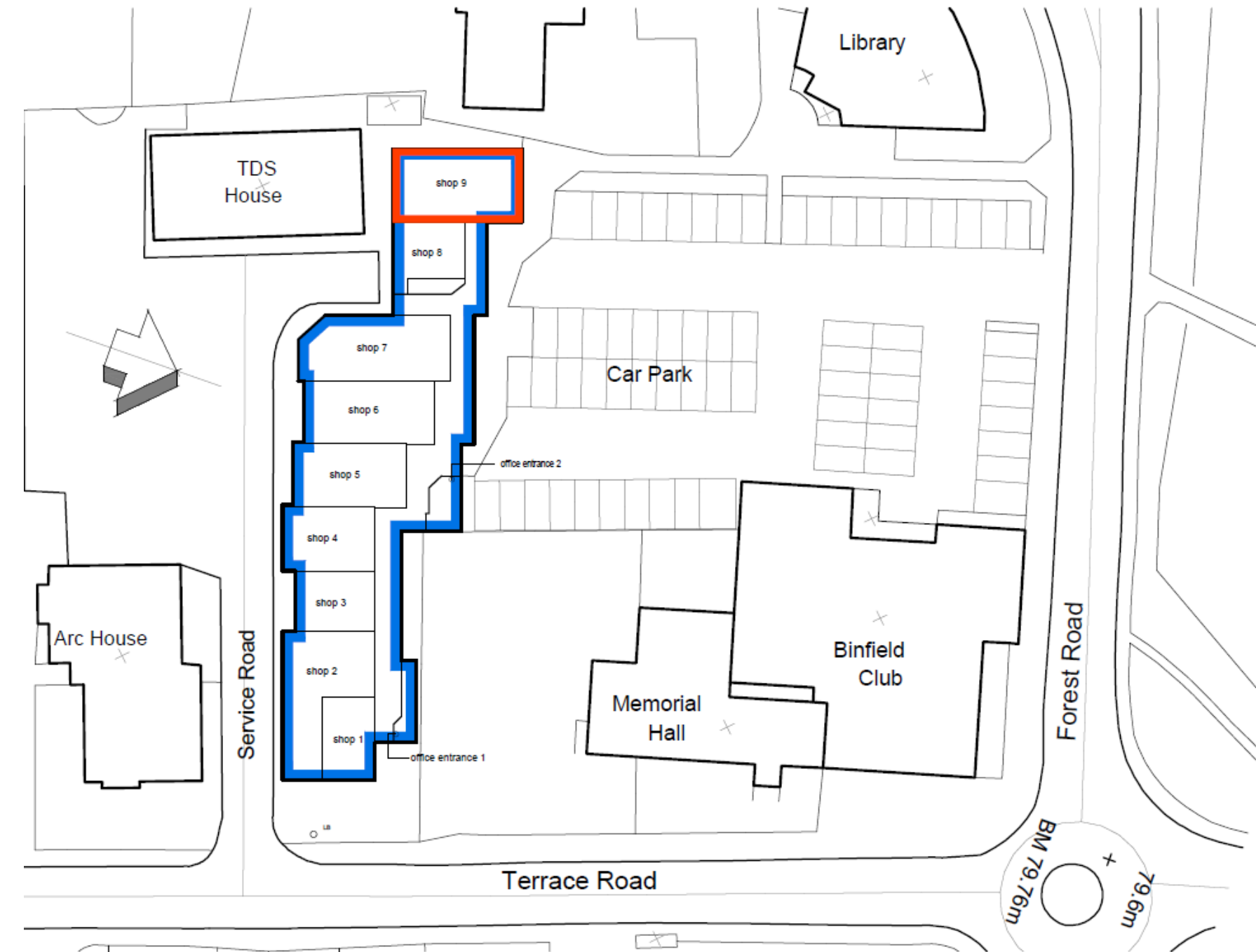
A great opportunity to rent a restaurant / retail unit in this popular village centre parade in the Bracknell / Wokingham catchment.

A modern self contained lock up shop / restaurant with a reverse frontage and excellent natural light, fronting onto a large customer car park. The premises have traded as a restaurant since 1982. Available with full vacant possession.

The village centre parade benefits from an ever expanding catchment. Berkeley Homes have recently completed their 65 acres residential scheme Woodhurst Park, The Fairways on the former Blue Mountain golf course development provides more housing and a new school, partly completed. At Jealott's Hill, a recently proposed development by Syngenta AG for 4,000 new homes including 1,400 affordable homes as part of the overall allocation and a total of 132,800 sqm (1,400,000 sq.ft.) of employment floorspace.

\*Assuming retail, hospitality, or leisure use

## SITE PLAN



Ground floor

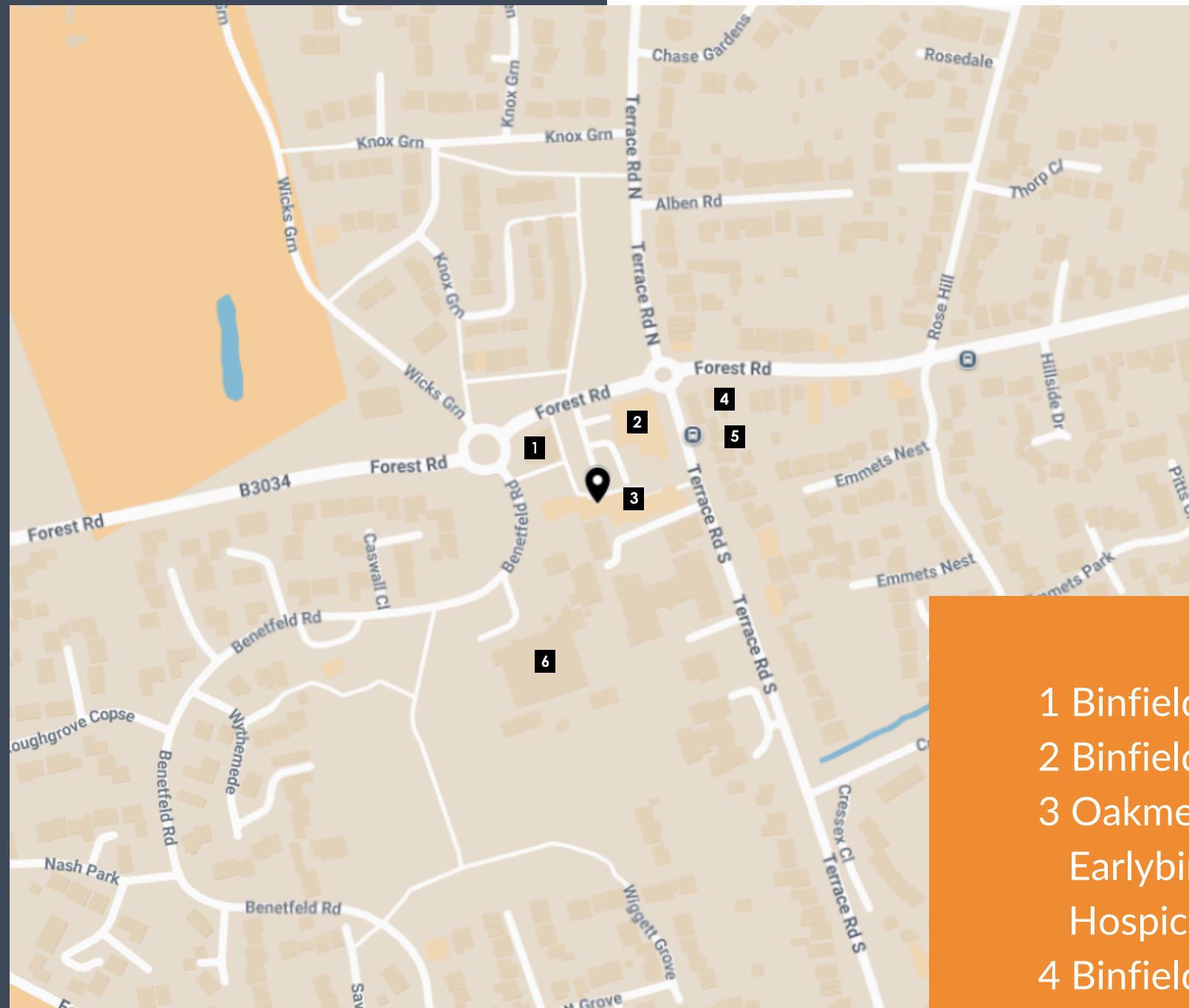
Site plan for illustrative purposes only. Not to scale.



# LOCATION

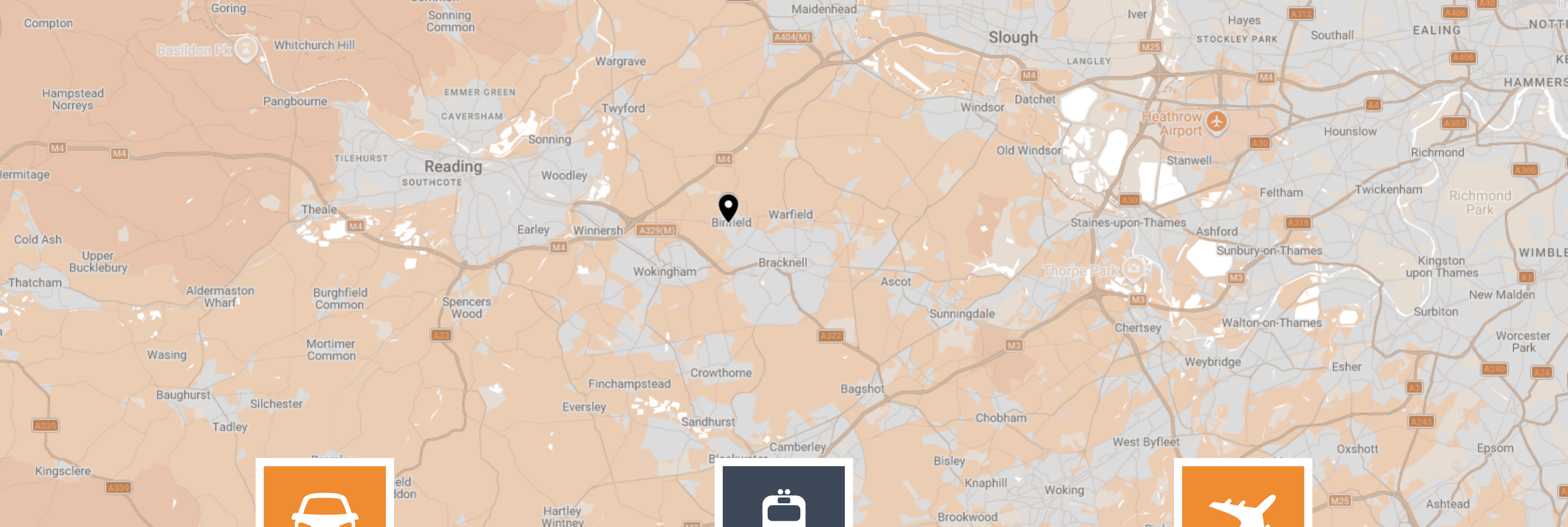
Situated in a central position forming part of several retail units in this village parade, next to the library, and fronting a large car park. Close to excellent road and rail links, the location retains the feel of a rural village whilst forming part of the Bracknell Wokingham catchment areas, Binfield being a central Thames Valley location.

Binfield is a thriving community, with a good selection of shops and amenities at its heart. There's a popular primary school, a modern library, several pubs, a post office, bakery, chemist, surgery, local shops.



- 1 Binfield Library
- 2 Binfield Memorial Hall
- 3 Oakmede Place is home to retailers including:  
Earlybird Florist, Oakmede Bakery, Thames  
Hospice and Binfield Barbers
- 4 Binfield Post Office
- 5 The Co-operative Food
- 6 Binfield CoE Primary School





## CAR

4.5 MILES TO J10 OF M4

The motorway network is in easy reach via the A329(M).



## TRAIN

2.7 MILES TO BRACKNELL STATION

Rail service to London Waterloo and Reading.



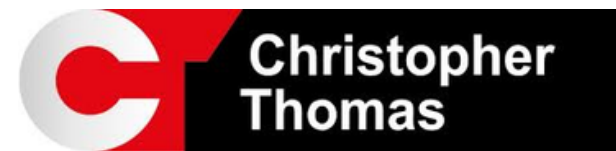
## AIRPORT

19 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach of Binfield.

# GET IN TOUCH

For further information or to arrange an inspection please contact our agent.



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October 2026

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