

Proposed Commercial Unit, At former Squirrel P/H

Winkfield, Nr Windsor, SL4 4TF

Ground floor commercial hospitality opportunity in proposed new build roadside property within planned residential development (1,722 FT²)



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LOCATION

The site is located in Cranbourne, Winkfield, a village which sits within Bracknell Forest Council in Berkshire. The village is located approximately 3.4 miles (5.4 km) south of Windsor, 3.9 miles (6.3 km) north of Ascot and 5.6 miles (9 km) north east of Bracknell, all providing an excellent retail and leisure offering. There are a number of independent schools in the surrounding area and a good array of polo and golf clubs located close by. The immediate surroundings comprises residential dwellings and agricultural land, whilst also being approximately 100m from Windsor Great Park.

DESCRIPTION

The former Squirrel Public House has been demolished and is due to be replaced by a detached new build construction which will provide a ground floor commercial unit below two floors of residential.

The ground floor commercial property has been designed to provide the following; open plan trading space with ancillary areas including kitchen space, WCs and storage.

KEY HIGHLIGHTS

- Prominent roadside location in village 4 miles from Windsor and 100m from Windsor Great Park
- New development within a residential-led scheme
- Planned ground floor unit only (GIA approx. 1,722 FT²)
- Lease (rent) or long lease (sale) offers considered
- Ground floor unit only (GIA approx. 1,722 FT²)
- "Pub" building includes 4 x apartments plus 3 x 5 bedroom detached houses
- Potential "community uses" include public house but may extend to other uses subject to planning permission



FLOOR AREAS

Floor/Unit	Use	Sqft	Sqm
Ground	Trade & Ancillary	1,722	159.99
Total GIA		1,722	159.99



PLANNING

The site has planning permission (ref: 21/00157/FUL) for 4 No. apartments and Pub/restaurant (Sui generis) with associated bin/cycle store and parking, and 3 no. 5 bedroom detached dwellings with associated parking, following the demolition of the existing building. The local authority is BRACKNELL FOREST COUNCIL.

We understand the permitted operational use for the commercial unit is Pub/Restaurant (Sui generis) within The Town and Country Planning (Use Classes) Order 1987 (as amended).

We understand that potential "community uses" include public house but may extend to other uses subject to planning permission

PROPERTY PLANS

Full sets of plans and drawings are available upon request.



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Designed and produced by Savills Marketing: 020 7499 8644 Oct 2025

RATING & EPC

The property will need to be assessed for Rating purposes. An EPC will be commissioned on completion of works. The previous building had an EPC Rating of E-115. Please enquire for building standards information.

TENURE

Leasehold. A new lease on terms to be agreed.

TERMS

Leasehold rental offers are invited for the benefit of a new lease with terms to be agreed.

Long leasehold offers may be considered.

Please contact Savills to register your interest by emailing cbickle@savills.com

VIEWINGS

Viewings can be arranged in adherence to prevailing Health and Safety regulations and risk assessments.

CONTACT

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