



Ground Floor Retail/Office Premises

13 Denmark Street

Wokingham, RG40 2AY

Retail

TO LET

617 sq ft

(57.32 sq m)

- Town centre location
- Prominent frontage
- Suitable for a range of uses
- Close to public parking
- Kitchenette & WC facilities
- Front and rear access

Summary

Available Size	617 sq ft
Rent	£25,000.00 per annum
Rates Payable	£9,344 per annum
Rateable Value	£18,250
Service Charge	N/A
EPC Rating	C (70)

Description

This property has prominent frontage onto Denmark Street in the centre of Wokingham. The ground floor property comprises of open plan retail/office space with a kitchenette and WC facilities to the rear as well as rear storage space. This falls into category E and would be suitable for a range of uses.

*Please note this property is not suitable for food or takeaway use.

Location

The property is very well located in the centre of the affluent market town of Wokingham. It is just a two minute walk to the Denmark Street car park, just a short walk away from the Market Place and nearby to the railway station that serves Reading and London Waterloo.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	617	57.32	Available
Total	617	57.32	

Viewings

By arrangement directly with the agents.

Terms

A new lease for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

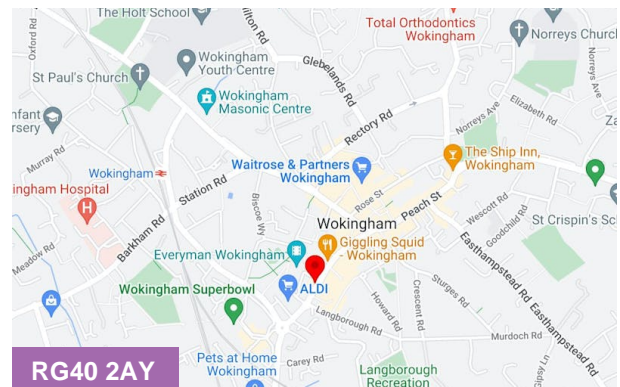
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for paying their own Legal Fees.

VAT

All figures quoted are exclusive of VAT which may be chargeable.



Viewing & Further Information



Lucy Kirkup

01344 312722 | 07833 509532

lucy@pagehardyharris.co.uk



Helen Bewsey

01344 669009

helen@pagehardyharris.co.uk



Nick Hardy

01344 312723 | 07715 032429

nick@pagehardyharris.co.uk

More properties @ pagehardyharris.co.uk