



Ground Floor Shop in A Popular Neighbourhood Parade

128 Ashridge Road

Wokingham, RG40 1PH

Retail

TO LET

828 sq ft

(76.92 sq m)

- Established Shopping Parade Serving a Large Residential Estate
- Fitted Kitchen/Food Preparation Area
- Service Counter
- Office Area
- Suitable Storage Area
- Free Customer Parking
- WC

Summary

Available Size	828 sq ft
Rent	£20,000.00 per annum
Rates Payable	£4,740.50 per annum approx, from April 2023.
Rateable Value	£9,500
EPC Rating	C (53)

Description

The property comprises a ground floor retail unit located in a purpose built retail parade. The unit is fitted with a kitchen and food preparation area with a large service counter, suitable and ready for a takeaway/restaurant business. Additionally, the property includes a rear office area with space for extra storage and kitchen supplies. At the back of the property there is a garage space, suitable for storage.

Location

128 Ashridge Road is located in an established retail parade serving a large residential estate to the East of Wokingham town centre just a short drive from the A329(M) and the M4 at junction 10. Wokingham is a popular and affluent Berkshire market town which has recently been voted the best place in the UK to raise a family. Numerous small businesses thrive in the local area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	828	76.92

Viewings

By appointment only with the sole marketing agents Page Hardy Harris.

Terms

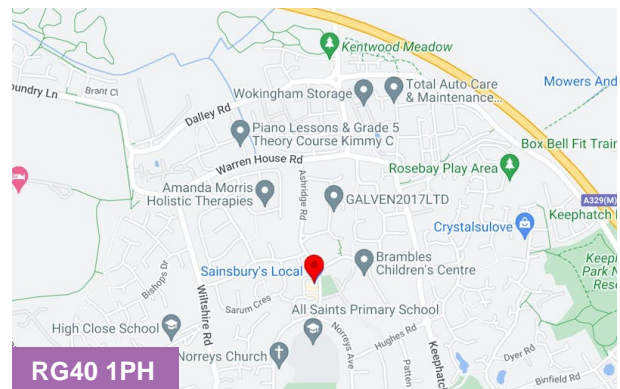
Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

Legal Fees

Each party will be responsible for their own legal costs.

VAT

All figures are quoted 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