



Commercial Unit in Prime Retail Location

5 Broad Street
Wokingham, RG40 1AX

Retail
TO LET

1,098 to 1,528 sq ft
(102.01 to 141.96 sq m)

- Ground floor retail space with prominent retail frontage
- Prime Location in the centre of Wokingham
- Attractive character property
- Suitable for a range of class E uses
- Public parking a short walk away
- 3 phase electricity

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Summary

Available Size	1,098 to 1,528 sq ft
Rent	£38,000.00 per annum
Business Rates	Not yet rated but would estimate c.£13.60 psf payable
EPC Rating	D (77)

Description

This high visibility retail unit is located on Broad Street which is a few metres away from Wokingham's iconic Town Hall and bustling Market Square. It not only offers good passing footfall but the unit is easily visible to traffic.

The property is largely open plan and has recently had WC and kitchenette facilities fitted.

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

Location

Wokingham town centre is easily accessed from J10 of the M4 and J3 of the M3. The town has recently benefited from significant retail investment and draws consumers from many surrounding areas. Wokingham rail station is a short walk away and offers good connections to Reading, Bracknell and Waterloo.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,098	102.01
Basement	430	39.95
Total	1,528	141.96

Viewings

By appointment directly with the agent: Page Hardy Harris.

Terms

Available on 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 their own Legal Costs.

VAT

All figures quoted are exclusive of VAT which we understand is chargeable.



Viewing & Further Information



Lucy Kirkup

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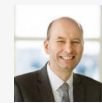
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