



Prime retail unit in Wokingham town centre

1-2 Bush Walk

Wokingham, RG40 1AT

Retail

TO LET

2,121 sq ft

(197.05 sq m)

- Prominent position
- Air conditioning
- Split across ground and first floor levels
- Character features

1-2 Bush Walk, Wokingham, RG40 1AT

Summary

Available Size	2,121 sq ft
Rent	£65,000.00 per annum
Rates Payable	£22,080.75 per annum approx, from April 2023.
Rateable Value	£44,250
Service Charge	To be confirmed
EPC Rating	E (109)

Description

This prominent retail unit is split across ground and first floor levels with character features throughout and benefits from extensive frontage facing both Market Place and Bush Walk.

Location

This property is one of the best units in Wokingham town centre, located in a prominent position overlooking the busy Market Place as well as the entrance off Bush Walk through to Peach Square. The unit is located close to the brand new Peach Place scheme, let to occupiers including Oliver Bonas, Waterstones, Gail's Bakery, Cook, Mountain Warehouse, Neon Sheep, Sit & Sip and The Leafy Elephant.

Accommodation

Name	sq ft	sq m
Ground	1,561	145.02
1st	560	52.03
Total	2,121	197.05

Viewings

By arrangement with the agents.

Terms

Available subject to vacant possession - on a new FRI 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 Costs

Each party will be responsible for paying their own legal costs.

VAT

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

Service charge

A service charge will be payable. Details on application.



Viewing & Further Information



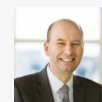
Lucy Kirkup

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](https://www.pagehardyharris.co.uk)