Retail





TO LET / FOR SALE

RENT

£26,000 P.A. plus VAT

PRICE

£475,000 plus VAT on a 150 year lease

KEY FACTS

- A1/A2 retail unit
- Situated in busy precinct
- Excellent public car parks
- 50 units in pedestrianised area
- Retailers close by include Waitrose, Marc Antoni, Oxfam and many independent and national retailers.

Woodley - 107 Crockhamwell Road RG5 3JP

A1/A2 RETAIL TO LET

RETAIL AREA	SQ FT
Ground floor	807
ITZA	521

VIEWINGS

Fiona Brownfoot Hicks Baker T: 0118 955 7083 M: 07774 470214

E: f.brownfoot@hicksbaker.co.uk

Tom Mudie Hicks Baker T: 0118 955 7086

M: 07789 001 261

E: t.mudie@hicksbaker.co.uk

RATES

Rateable Value (2017) - £29,750

UBR - 49.1p

NB: A transitional rate could apply. Please check with the Local Authority.

LEASE

A new lease will be granted on terms to be agreed. Alternatively, the unit is available for sale on a 150 year lease for £475,000 plus VAT.

SERVICE CHARGE

Estimated service charge for this year is £1,852 p.a.

INSURANCE

Estimated insurance - £480 p.a.

EPC RATING

The current EPC rating is 'D'. A full certificate is available upon request.

T: 0118 959 6144 W: www.hicksbaker.co.uk

Transaction • Management • Performance













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LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

MISREPRESENTATION ACT 1967

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